

SAN MIGUEL COUNTY PLANNING COMMISSION AGENDA

March 11, 2015

Miramonte Building, 333 West Colorado Ave., Second Floor Meeting Room, Telluride

9:00 AM Election of Officers for 2015, Approval of Minutes; Planning Commission
Comments; Staff Comments

9:10 AM Work Session Telluride Regional Area Master Plan Amendments
(Neighborhood Commercial in Lawson Hill and Affordable Housing)

Adjourn

**Times are approximate; items may begin earlier (except public hearings)
or later than scheduled.**

SAN MIGUEL COUNTY PLANNING COMMISSION MINUTES – REGULAR MEETING

January 14, 2015

Miramonte Building, 333 West Colorado Ave., Second Floor Meeting Room, Telluride

Present: Kris Holstrom, Chair
Lee Taylor, Secretary
Brian Ahern, Regular Member
Marty Schmalz, Regular Member
Ian Bald, Sr. Alternate
Kevin Kell, Jr. Alternate

Absent: Pamela Hall, Vice-chair

Planning Staff Present: Michael Rozycki, Planning Director
Karen Henderson, Associate Planner

Other County Staff Present: Steve Zwick, County Attorney
John Huebner, Chief Deputy Clerk

9:00 a.m. **Site Visit: Lot 440, Lawson Hill PUD, Ilium Valley**

10:06 a.m. Called to Order.

Approval of Minutes

Ian Bald made a **MOTION** to approve the October 16 and November 12, 2014 regular meeting minutes as submitted. Brian Ahern **SECONDED**. **VOTE PASSED 6-0.**

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	<u>Absent</u>
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Brian Ahern	<u>Aye</u>	Nay	Abstain	Absent
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	<u>Aye</u>	Nay	Abstain	Absent

Planning Commission and Staff Comments

Michael Rozycki, County Planning Director provided an update regarding community discussions concerning deed-restricted affordable housing in region. He said Planning Staff could prepare information regarding potential sites within the county already zoned for affordable housing for an upcoming PC meeting. Kris Holstrom, Planning Commission Chair disclosed that she will be involved in public meetings regarding affordable housing needs. Mike disclosed that San Miguel Valley Corp had agreed to an update to Master Plan before going through the planning process for its 20-acre Society Turn property.

Major Highway Setback: Lot 440, Lawson Hill PUD Reduce highway setback from 100 feet to 85 feet on a portion of Lot 440

Mike Rozycki, County Planning Director presented the Planning Staff Memorandum dated January 14, 2015 regarding Major Highway Setback Reduction: Lot 440, Lawson Hill PUD.

Rozycki explained Lot 440 was approved in 2004 as part of Ilium Valley, Lawson Hill PUD. BOCC approval required that the owner of Lot 440 would need to apply for a site-specific plan that would address scenic highway setbacks, scenic quality, parking, drainage, and lot coverage in accordance with the applicable LUC standards. He said that the final plat for Lot 440 provided the requirement for a 100-foot setback from Highway 145 by utilizing the approximate 50-foot width of Open Space Tract 516, a Passive Open Space tract owned by the Ilium Park Owners Association, together with a 50-foot rear yard setback on Lot 440.

Rozycki stated that David Ballode, Ilium Commercial Ventures, LLC, (Applicant) has provided a Subdivision Exemption plat proposing to divide the 3-acre lot zoned Low Intensity Industrial (I) lot into five lots, and to reduce the 50-foot rear yard setback line to 35 feet for Lots 440-1 through 440-4 in order to accommodate a building and required parking on the lots. The applicant did not ask for a change to the setback on Lot 440-5. The Applicant states his proposed development plan is not feasible without a reduction in the setback to accommodate the allowable building square footage and to provide necessary parking.

Rozycki stated that the Planning Commission needs to determine if the reduction in setback meets the intent of the scenic highway setback, which is to reduce the visibility of the buildings as seen traveling up and down Keystone Hill on Highway 145. He expressed Planning Staff's opinion that moving the buildings closer into the hill reduces their visibility from the highway.

Rozycki recommended approval of the application finding the proposed setback meets Land Use Code Section 5-505 standards contingent upon receiving Board of County Commissioner approval for the Subdivision Exemption plat; and that a note be included on the plat stating that the requested Major Highway Setback reduction is based on the proposed "site-specific" development plan submitted. If a purchaser or owner applies for development of a building and improvements that vary from the approved site-specific plan, it would require an evaluation by the Planning Department. He said an additional requirement could be to require a rusted metal patina on the shed roofs similar to existing structures in Ilium Valley.

Rozycki asked Ballode if the tree removal and berm construction concerning the drainage plan had been completed. Ballode said that the settlement basin had not been completed due to winter conditions but the berms and trees had been completed or removed.

Brian Ahern asked for an explanation of the operation of the proposed drainage ditch. Ballode explained that the bulk of the expected drainage flow onto property originates from the CDOT right-of-way. Rozycki asked Ahern if the drainage is really related to the setback reduction. Brian said it is related if there is a collection of sediment. Ahern asked if the settlement basin would need to be cleaned out and maintained. Ballode answered affirmatively and said it is dependent on seasonal weather and CDOT operations. Rozycki said the Planning Department

received a statement from the Illium Park HOA authorizing the construction of the drainage system, and it committed to setting aside funds for maintenance.

Kevin Kell, Planning Commission member asked Mike Horner, Road and Bridge Superintendent if his comments were complete. Horner clarified that his comments were related to the entire Lot 440 and future reference as well. Lee Taylor asked if there are any large CDOT culverts above the property. Ballode pointed to the culverts on the site map.

Kevin Kell made a **MOTION** to approve the Major Highway Setback for Lots 440-1 through Lots 440-4 of the Lawson Hill PUD contingent upon the applicant receiving Board of County Commissioner approval for the Subdivision Exemption; and finding the proposed setback meets Land Use Code Standard 505, demonstrating that due to existing topography the proposed development site has minimal visibility from State Highway 145, and complying with the County Road Superintendent comments in his December 8, 2014 email. The approval is conditioned upon the inclusion of a plat note stating that the requested Major Highway Setback reduction is based on the proposed "site-specific" development plan submitted and if a purchaser or owner applies for development of a building and improvements that vary from the approved site-specific plan that has been considered by the Planning Commission in granting this reduction of the Major Highway Setback the applicant would need to submit a plan and application to demonstrate that the proposed change to the approved site-specific plan would conform to the standards in LUC Section 505-D. I., and would not result in a situation where the proposed building is more visible from State Highway 145; and that the roof and siding materials be non-reflective and consistent with the other construction in the area. Brian Ahern **SECONDED**.

Kris Holstrom, Planning Commission member, inquired if a partial greenhouse with glazing on the south side was proposed, would only the roof and remaining three sides be required to have non-reflective materials. Rozycki clarified that the focus is the building's impact on visibility from the highway. He suggested the motion could be refined so that the requirement to use non-reflective materials be applied to the top and north sides but not to the south side. Holstrom indicated she favors that. Lee Taylor, Planning Commission member, suggested the wording "highway facing surfaces"

David Ballode expressed concern that office windows may be necessary on the building's north side facing the highway. Holstrom stated that is why she supports fewer restrictions. Rozycki stated the roof and rear should not have windows and light because they are visible. Ian Bald asked what if windows are needed in an office which is reasonable. Ahern commented that Planning Commission is not saying no windows just decreased fenestration. Stephen Finger, Illium Commercial Ventures, LLC, Applicant added that there may be egress restrictions and a window might be needed. Rozycki suggested language be added to motion that the siding and roofing materials be non-reflective. Ballode said Mike is correct to include this language because the design review board in Illium Valley tends to be non-restrictive.

Bald asked if there is requirement for to replace beetle kill passive open space. Rozycki said there is not a revegetation requirement.

AMENDMENT TO MOTION by Kell that the non-reflective and the type of material would be limited to the roof and the siding materials, and does not preclude windows or things that might be necessary to meet code or other requirements. **ACCEPTED** by Kell and Ahern.

VOTE PASSED 5-0.

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	Aye	Nay	Abstain	<u>Absent</u>
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Brian Ahern	<u>Aye</u>	Nay	Abstain	Absent
Marty Schmalz	<u>Aye</u>	Nay	Abstain	Absent
Ian Bald	<u>Aye</u>	Nay	Abstain	Absent
Kevin Kell	Aye	Nay	Abstain	Absent

Planning Commission Meeting Dates for 2015

Consensus to accept staff's recommendation to adopt the second Wednesday of the month as the regular meeting date for 2015 and to allow staff the ability (as stated in the bylaws) to set special meeting dates if there is a need or they so choose. Staff will propose an alternative to the Wednesday in November since it is Veteran's Day.

Planning Commission and Staff Comments

Michael Rozycki would like to schedule a discussion regarding affordable housing item at the March meeting. The commission will vote on officers at next meeting.

10:38 a.m. Adjourned

Respectfully Submitted,

John Huebner, Chief Deputy Clerk

Approved on _____

SAN MIGUEL COUNTY PLANNING COMMISSION

Lee Taylor, Secretary

[P:\Planning Commission\pc.1.15.minutes.docx]

MEMORANDUM

TO: San Miguel County Planning Commission
FROM: Michael Rozycki, Planning Director
RE: Work Session: Potential Amendments to the Telluride Region Area Master Plan
DATE: March 11, 2015 [\[text/mp/work.session.tramp.lawson.ah\]](#)

The Planning staff has scheduled this work session with the Planning Commission (CPC) to discuss a proposed amendment to the Telluride Regional Area Master Plan (TRAMP) that has been requested by the Lawson Hill Property Owner's Company that would identify "Neighborhood Commercial Uses" as allowed uses on any and all of the Low Intensity Industrial (I) zoned lots within the Upper Lawson Hill Planned Unit Development (LHPUD), as an "Overlay". An amendment to the Telluride Regional Area Master Plan in staff's opinion is the first step needed in order to consider adding additional Neighborhood Commercial Uses as either Allowed Uses or Uses Allowed through some appropriate review process within the Upper Lawson Hill PUD. As a part of this work session with the Planning Commission staff is also intending to ask the Planning Commission to discuss various issues and matters related to making recommendations concerning a potential increase in the amount of Affordable Housing (ownership and/or rental) that may be considered and allowed both within the Lawson Hill PUD, as well as, beginning a discussion of the issues involved in identifying additional sites within the Telluride Region that may be appropriate and viable for more Affordable Housing and/or Work Force Housing within the Telluride Region to meet the needs of the local work force..

Neighborhood Commercial Uses within the Lawson Hill PUD

The 1992 First Amended Preliminary Development Plan Approval for the Lawson Hill Planned Unit Development set forth the developer's (Telecam) intent and purpose in developing the Lawson Hill PUD and the terms and conditions of the Board of County Commissioner's (BOCC) approval of this Preliminary Development Plan. This approved development plan provided for up to 252 dwelling units of deed restricted affordable housing, 48,000 square feet of "live-work" units, 303,000 square feet of low intensity industrial floor area to provide utility, light industrial and support service uses **not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride.** The BOCC's Preliminary Development Plan approval also provided for 30,000 square feet of public, governmental, civic, educational, and humanitarian health care services together with a few miscellaneous land uses. At present there is a Lawson Hill PUD Development Plan Land Use Matric that lists each of the lots within the PUD, refers to various notes identifying the Allowed Uses on each of these lots, the Area & Bulk requirements, required parking and any special conditions that may apply to the development of a specific lot.

In addition to the Preliminary Plan Approval for the Lawson Hill PUD there was also a Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project dated 5-14-1991 that was entered into between the Town of Telluride and Telecam Partnership. This agreement authorized the extension of the Town's municipal water and sewer systems to "Upper Lawson" subject to the terms and conditions of said agreement. The provisions of this 1991 Agreement concerning Annexation have passed beyond the agreed time period and as such are no longer in force and effect. This Utility Connection provision of this Agreement for Upper

Lawson not including the Illium Valley portion of the Lawson Hill PUD includes a specific section, Section 21 Land Uses. This section of the Agreement discusses which uses will be served by Town water and sewer, those uses that are allowed but may not be allocated town water and sewer service because they are deemed inappropriate or water consumptives uses, and how these land uses and development limitations would apply to future land uses and structures that were not identified in the original PUD approval and Utility agreement. Section 21 C. states that these land uses and development limitations shall apply to all future land uses and structures within the Lawson Hill Project, and shall not be modified, varied or exceeded unless and until the OWNER shall have applied to and been granted by San Miguel County, pursuant to the San Miguel County Land Use Code, the right to modify, vary or exceed such uses and structures. The Town shall have no obligation or duty to provide water and/or sewer service to any land or structure within the Lawson Hill Service Area unless the land uses and structure is authorized pursuant to this Agreement or any amendment hereto. I have included a copy of Section 21: Land Uses, as part of the back-up information for this work session. The County is not a party to this Utility Connections Agreement (UCA) and as such I will leave the interpretation of the terms and conditions of this UCA to the parties of the Agreement, i.e. the Town and LHPOC.

I have also included a copy of a December 16, 2013 letter from the Lawson Hill Property Owners Company addressed to me as the County Planning Director. This letter explains the LHPOC request that the SMC Planning Commission amend the Telluride Regional Master Plan, to add Neighborhood Commercial Uses as Allowed Uses in the Low Intensity Industrial (I) zoned lots in the upper Lawson Hill PUD as an overlay. This letter advises that the LHPOC does not own any of these I zoned lots but states that they believe the addition of various neighborhood commercial businesses would or could better serve the needs of the Lawson Hill community. The letter also asks that rather than identifying specific neighborhood commercial uses that would be allowed on the various I zone lots, as is done with the current Lawson Hill Land Use Matrix, they would prefer "an overlay" identifying that these proposed neighborhood commercial uses would or may be allowed on any and all of the I zoned lots including the "live-work" lots within upper Lawson Hill. This letter also states that the proposed neighborhood uses at Lawson Hill are not intended to compete with existing larger businesses located in the Town of Telluride but instead would be smaller businesses providing services that existing and future residents and users of Lawson Hill would require on a daily basis. The letter includes a list of the proposed neighborhood commercial uses that they are asking to be added to the list of allowed uses on all of the Industrial zoned lots in the Upper Lawson Hill PUD. A final comment in this letter is an assertion that the original approvals for Lawson Hill, which were granted some 20 years ago, were never intended to be static and remain unchanged rather changes were anticipated and expected over time to reflect and provide for the evolving needs of the Lawson Hill community.

Upon receiving the December 2013 letter from the Lawson Hill Property Owner's Company requesting an Amendment to the TRAMP regarding allowing additional Neighborhood Commercial Uses, based on my past experience with the Town concerning the 2009 Amendment to the TRAMP pertaining to the "Hub Lots" in Lawson Hill, as well as, the outcome of the work session with the Town of Telluride in February 2012 concerning allowing additional Neighborhood Commercial Uses within the Society Turn Business Center at Lawson Hill, I suggested and strongly encouraged the LHPOC representatives to meet with the Town of

Telluride to discuss their request and proposal before presenting this requested amendment of the TRAMP to the CPC. After some time in the spring of 2014 the LHPOC, Town representatives and County staff met, did a site visit of Upper Lawson Hill, and then formed a "Task Force" to see if some agreement or consensus might be reached concerning what additional uses may be appropriate and/or acceptable and how best to proceed. The Task Force met several times in the spring / summer of 2014 to discuss Neighborhood Commercial Uses and potentially agreeing on an amended Utility Connection Agreement for providing municipal water and sewer to serve these additional uses. Following the last meeting of the Task Force the Lawson Hill POC sent a letter to the Neighborhood Commercial Task Force members dated October 22, 2014 expressing their concerns and frustrations that the Task Force was not making progress toward the LHPOC's goal of gaining a favorable recommendation or consideration from the Telluride Town Council concerning allowing additional Neighborhood Commercial Uses to serve the Lawson Hill Community. In November I was again contacted by the LHPOC regarding proceeding with their requested amendment to the TRAMP to add Neighborhood Commercial Uses as allowed uses on the Industrial zoned lots in Upper Lawson Hill without reaching a prior agreement with the town concerning water and sewer services. .

In addition to the above information I have included several additional materials and correspondence concerning the Telluride Regional Area Master Plan and earlier discussions about possible amendments to the Telluride Regional Area Master Plan that would apply to the Lawson Hill PUD:

The first is a copy of a March 12, 2003 Planning Staff Memorandum that discussed two (2) potential land uses changes within Upper Lawson Hill. The first was the possible conversion (not increase) of existing industrial zoning at the upper site to neighborhood commercial uses offering goods and services needed by Lawson Hill residents on a daily basis. The second was the increase in affordable housing zoning by allowing a conversion of low intensity industrial "work" square footage in "live-work" units to deed restricted dwelling units.

In 2009 the CPC adopted an Amendment to the TRAMP changing the designation on the Future Land Use Map for the Telluride Region for the "Hub Lots" from Light Industrial to Neighborhood Commercial and Affordable Housing. The Hub Lots comprise approximately five (5) acres of land, subdivided into four (4) lots, located between the Conoco gas station and Alpine Lumber and Viking Rental. A copy of CPC Resolution 2009-1 is included in the back-up material for this work session. Following the CPC approval of this amendment to the TRAMP for the Hub Lots the landowner's submitted an application to the Town of Telluride requesting an amendment to the Utility Connection Agreement for the Hub Lots at Lawson Hill. In the fall of 2009 the applicants withdrew this pending application with the Town of Telluride and have not pursued a rezoning or amendment to the Lawson Hill PUD.

In February 2012 Kathy Green on behalf of the owners of the Society Turn Business Center requested the Town Council hold a work session to discuss and consider Neighborhood Commercial Uses for some portions of the developed buildings, about 7,500 square feet of the 30,000 square feet allocated for Industrial uses on Lots B-1 thru B-4. A copy of Kathy Green's letter together with an Article from the Telluride Daily Planet concerning this work sessions is also included in the back-up material for the CPC work session. The Town Council essentially

asked the Lawson Hill residents to consider annexation and did not indicate support for the requested change to allow more neighborhood commercial uses.

AFFORDABLE HOUSING

During the BOCC's review San Miguel Valley Corporation's (SMCV) applications of the Preliminary PUD and Subdivision Plan and Rezoning of their Mill Creek property the County received a petition signed by approximately 500 people requesting the BOCC and Telluride Town Council to create an Affordable Housing Zone District for the Telluride Region, To Develop a Comprehensive Plan for such a Zone District, and to take action all other necessary actions to give legal effect to this Zone District. This petition asserts that there is a critical shortage of affordable housing within the Town limits and within the Telluride Region located in San Miguel County. The petition requests that the two entities (the Town & county) jointly develop a comprehensive plan for affordable housing. This petition also included a request that due to the inadequate affordable housing the BOCC declare a moratorium for land located in San Miguel county within 5 miles of the Town of Telluride on new or current PUD subdivision applications, etc. including SMVC's then pending applications for a period of six (6) months which may be extended as required to complete the work set out in the petition. In the course of the BOCC review of SMVC's pending applications the County Attorney advised that the BOCC could potentially impose such a moratorium but by state law it would not apply to pending land uses applications.

As part of the March 12 2003 Staff memo that is included in the CPC packet there is a discussion and information concerning giving consideration to amending the Master Plan as it applies to Lawson Hill PUD to allow conversion of industrial square footage in several of the "live-work" designated lots that have not developed and remain vacant to residential that would provide more affordable housing units in the region. This would include Lots C, E, and L in Upper Lawson Hill.

During the BOCC's review of SMVC's Preliminary plan applications there were some questions asked about the future development of SMVC's approximately 20-acre parcel they own on the north side of the river near Society Turn. Included in the CPC packet is a letter dated December 8, 2014 from Nicole Champine, on behalf SMVC acknowledging that their Society Turn parcel is one of the few remaining larger parcels in the Telluride Region that is well suited for consideration of various land use opportunities for the region. This letter acknowledges that there will need to be an amendment to the Telluride Regional Area Master Plan before they propose or submit a land use plan application and it also states that SMVC looks forward to participating in an amendment the Telluride Regional Area Master Plan amendment process at the County's earliest opportunity. Also included in the CPC back-up material is a copy of a February 4, 2015 letter from Joan May, BOCC Chair, to The Town of Telluride inquiring about a possible partnership for developing an Affordable Housing project on the county owned Sunnyside property just west of the Eider Creek Condos.

The Planning staff will provide and share additional information and maps of existing and potential affordable housing sites with the Telluride Region at the upcoming work session.

Subject: Re: CPC March agenda
From: Mike Rozycki (miker@sanmiguelcounty.org)
To: lawsonhill@gmail.com;
Date: Thursday, February 26, 2015 10:54 AM

Pam,

In addition to asking the Planning Commission to discuss the LHPOC's request to consider amending the Telluride Regional Area Master Plan at the March 11th Work Session I am also intending to provide the Planning Commission with information the County has received during the SMVC review process including a petition signed by approximately 500 individuals asking the County to develop a Comprehensive Plan for providing more affordable housing in the Telluride Region. In past discussions concerning amendments to the Telluride Regional Master Plan as it relates/applies to Lawson Hill in addition to adding Neighborhood Commercial Uses there were discussions about allowing an increase in affordable housing zoning by allowing conversion of live work units to deed-restricted dwelling units. We also have a recent letter from Nicole Champine, SMVC, concerning an amendment to the TRAMP to determine the highest and best use of their Society Turn parcel which may include some amount and type of Affordable Housing.

In my opinion it is an efficient use of both staff and Planning Commission time to discuss several of these potential Master Plan amendments at the same time.

Mike Rozycki

From: Karen Henderson <karenh@sanmiguelcounty.org>
To: Mike Rozycki <miker@sanmiguelcounty.org>
Sent: Wednesday, February 25, 2015 4:19 PM
Subject: Fw: CPC March agenda

Karen Henderson
Associate Planner
San Miguel County
970-728-3083
PO Box 548
Telluride, CO 81435

----- Forwarded Message -----

From: Pamela Hall <pamhall8750@gmail.com>
To: Karen Henderson <karenh@sanmiguelcounty.org>
Sent: Wednesday, February 25, 2015 12:51 PM
Subject: Re: CPC March agenda

LAWSON HILL PROPERTY OWNER'S CO

P.O. Box 3927
138 Society Drive, Unit B
Telluride, Co 81435
970-728-5893
lawsonhill@gmail.com

Bill De Alva
Ginny Gordon
Jody Van Stratt
Julie McNair
Pamela Hall

San Miguel County Planning Department
Mike Rozycki: Via email

December 16, 2013

Dear Mike,

The Lawson Hill board is requesting the SMC planning commission to consider making changes to the Telluride Regional Master Plan, specific to the lots zoned Low Intensity Industrial and located in Lawson Hill. We would like to amend the Telluride Regional Master Plan (TRMP) to include the addition of neighborhood commercial uses to the Low Intensity Industrial zoned lots in the upper Lawson Hill PUD, as an overlay. The Lawson Hill property owners company does not currently own any of the Industrial zoned lots but instead finds that the addition of businesses that could better serve the residential owners, students, teachers, existing businesses, employees and visitors is desirable. We believe that rather than restricting the proposed additional uses to specific lots, some of which are not built would only serve to restrict free trade. We prefer an overlay of these uses on all the lots with similar zoning as a more equitable plan. We would also propose a new definition in the SMC LUC for the low intensity industrial zoning in upper Lawson Hill to include Neighborhood Commercial uses.

The addition of Neighborhood Commercial zoning will provide close at hand goods and basic services that are accessible and convenient to existing automobile traffic, transit, and non motorized modes of travel and be trip reducing in nature. These uses are not intended to compete with existing larger businesses located in the Town of Telluride but would instead be smaller businesses providing services that existing and future users of Lawson Hill will require on a daily basis.

The neighborhood commercial uses proposed to be added to the Low Intensity Industrial zones within Lawson Hill are to include but not be limited to: Liquor Store, Drug Store/ Pharmacy, Neighborhood Market, Meat/Fish Market, Health Food Store, Hardware Store, Automotive Parts, Shipping Store, Office Supply Store, Florist, Bank, Restaurant, Bar/Pub, Delicatessen, Bakery, Furniture Showroom, Cell Phone Store, Movie Theatre, Bowling Alley, Archery, Fitness Center and any other similar neighborhood commercial uses.

In addition to amending the TRMP, we are also asking to amend the current definition of Low Intensity Industrial in the Land Use Code specific to Lawson Hill to include these "Neighborhood Commercial" uses. This will require changes to the Matrix for all the Industrial zoned lots to include the uses mentioned above and subject to review by the SMC Planning Department and Lawson Hill BOD. We

recommend including language in the Matrix that makes it clear that these new uses are conceptually allowed but each will first require an application for a development permit approved by SMC and the LH Board. Each application would be reviewed for size, location, impacts and parking needs prior to approval. The end goal is to create an appropriate, thoughtful, balanced development that offers all of the basic services needed by the well established Lawson Hill Community.

The proposed addition of neighborhood commercial is consistent with the current zoning for AHPUD in the LUC section 5-305.

We have found that the demand for Low Intensity Industrial uses within Lawson Hill has been limited. Once the Lumberyard and Viking Rental were built there has been no pressing demand to build more limited industrial spaces. The Telluride Mountain School was permitted to locate on a Light Industrial Lot, clearly expanding the definition of the zoning and matching demand to the existing zoning. Since the Lawson Hill PUD was originally approved an additional 7 acres of Low Intensity Industrial was added, additional AH housing lots added and the neighborhood commercial eliminated. The Ilium portion of the Lawson Hill PUD remains mostly un-built proving the demand for Light Industrial zoned land within the region is in excess of demand.

Allowing businesses to grow as a natural reaction to demand makes sense. The need for services in Lawson Hill is real and would help the environment by reducing the miles driven for just basic necessities. Lawson Hill has traditionally not competed with existing businesses in the region but instead has acted as an incubator for support and start up businesses. Once established, they continue to support their town business, such as providing the kitchens for Aemono or Telluride Truffle's Telluride locations or providing a location to making Telluride Brewing Co Beer for local and statewide distribution, is clearly a support business for the Telluride Brewing Co. name. In some cases Lawson Hill offers small businesses an opportunity to get a start, until the time they can grow into a location in town. We are interested in expanding these opportunities with additional business options.

The original approvals for Lawson Hill were never intended to be static and unbending and changes were anticipated and expected to reflect evolving community needs. There have been numerous modifications to Lawson Hill approvals over the course of time in response to growth and demand. Lawson Hill is an established community and the time is now to make additional changes.

Respectfully,
The Lawson Hill Board of Directors,

ORIGINAL

FIRST AMENDMENT TO
PRELIMINARY DEVELOPMENT PLAN APPROVAL
FOR
THE LAWSON HILL PLANNED UNIT DEVELOPMENT

1. Recitals:

1.1. On May 2, 1991, by Resolution #1991-22 (the "Resolution"), the Board of Commissioners of San Miguel County, Colorado (the "Board"), approved the Preliminary Development Plan Approval for the Lawson Hill Planned Unit Development (the "PUD Agreement").

1.2. The Resolution provided that the PUD Agreement "shall be modified in insubstantial ways in order to address changes... requested by the Town Council of the Tpw of Telluride...."

1.3. The amendments to the PUD Agreement set forth herein are the insubstantial amendments contemplated by the Resolution.

2. Amendments:

2.1. The PUD Agreement is hereby amended as set forth in this section 2.

2.2. Section 1.2 of the PUD Agreement shall read in its entirety as follows:

"1.2. In making such application it was the intent and purpose of Telecam, and it is the intent and purpose of Telecam, to develop the Lawson Hill PUD so as to provide:

up to 252 dwelling units of deed restricted affordable housing;

48,000 square feet of low intensity industrial floor area associated with deed restricted affordable housing in so called "live-work" units;

303,000 square feet of low intensity industrial floor area to provide utility, light industrial and support service uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride;

30,000 square feet of public, governmental, civic, educational and humanitarian health care uses;

a location for a lodge containing accomodations for approximately 40 guests to provide recreational

SECTION 21 Land Uses

Pro-Agriculture/Utility Agreement

It is the intent and purpose of OWNER to develop the Lawson Hill Project so as to provide low intensity industrial areas to provide utility, light industrial and support service uses to otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride. For the purpose of ensuring that the Project develops in a manner complementary to the TOWN and the TOWN'S commercial core area and utility infrastructure, the following limitations on land uses and structures are hereby imposed:

A. Land Use.

1. Only those land uses identified in OWNER'S application for preliminary subdivision plat and PUD Plan from San Miguel County dated including Affordable Housing (AH), PUD, Forestry, Agriculture and Open (F), Low Intensity Industrial (LI), Public (PUB), and Low Density (LD) are presently permitted in the specific areas identified in such plats and plan. Permitted uses shall be defined in accordance with the zone district "standards" presently set forth in the San Miguel County Land Use Code Section 5-3 (February 22, 1991 version), or any amendment thereto.
2. Notwithstanding anything in such Code or any amendment thereto or this Agreement to the contrary, the following uses shall be prohibited within the Lawson Hill Project Service Area:
 - a. auction house;
 - b. motor vehicle sales.
3. Notwithstanding anything in such Code or any amendment thereto or this Agreement to the contrary, the following uses shall be permitted within the Lawson Hill Project Service Area but may not be allocated TOWN water and sewer service pursuant to section 14.2:
 - a. car washes and other commercial or industrial uses that are water-intensive (except laundromats) in the reasonable determination of the Town Engineer;

B. All land uses and development shall be subject to the development limitations (including maximum dwelling units, floor area, bedrooms, etc.) set forth in Exhibit F, "Land Use Limitations" as the same may be amended by San Miguel County.

C. These land use and development limitations shall apply to all future land uses and structures within the Lawson Hill Project, and shall not be modified, varied or exceeded unless and until the OWNER shall have applied to and been granted by San Miguel County, pursuant to the San Miguel County Land Use Code, the right to so modify, vary or exceed such uses and structures. The Town shall have no obligation or duty to provide water and/or sewer service to any land or structure within the Lawson Hill Service Area unless the land use and structure is authorized pursuant to this Agreement or any amendment hereto.

Subject: Task Force: Re Adding Neighborhood Commercial at Lawson Hill

From: Mike Rozycki (miker@sanmiguelcounty.org)

To: joanm@sanmiguelcounty.org; lee@tellword.com; mayorstufraser@gmail.com; JPatterson@telluride-co.gov; vpw81435@gmail.com; GClifton@telluride-co.gov; kgeiger@telluride-co.gov; ggordonpix@gmail.com; bill@dealva.net; lawsonhill@gmail.com; Lynnb@sanmiguelcounty.org; Steve@sanmiguelcounty.org; Karenh@sanmiguelcounty.org; joanm@sanmiguelcounty.org;

Date: Tuesday, April 1, 2014 4:56 PM

As a follow-up to our site visit at Lawson Hill on Tuesday March 25th and in anticipation of our meeting scheduled for Tuesday, May 6, 2014 at 10:00 am in the BOCC meeting room in the Miramonte Building, staff has put together a packet of materials and information concerning the Lawson Hill Property Company's request to make changes to the Telluride Regional Master Plan that would add Neighborhood Commercial Uses to the list of Allowed Uses to the lots in Upper Lawson Hill that are zoned Low Intensity Industrial (I). Included is a copy of the December 16, 2013 letter that includes the list of neighborhood commercial uses that the LHPOC initially asked be added to the uses allowed in the I Zone District in upper Lawson. Also included is the Lawson Hill Land Use Matrix, a list of Allowed Uses on the Industrial Zoned lots, the Society Turn Corporation "Tenant Roster", together with a series of maps of the various properties including zoning, size, assigned square footages, required and/or existing "parking spaces" etc. The Society Turn Business Center is located on the "B" lots and these four (B) lots are built out at this time.

I've not prepared an agenda but one of the goals of the next Task Force meeting is to discuss the list of allowed uses identified on the current Land Use Matrix, the uses that currently exist in this portion of Lawson Hill, the proposed additional neighborhood uses and see if we can come to some consensus concerning what additional uses may be appropriate and/or acceptable and which uses there may be issues or concerns with adding to the list of allowed uses or uses allowed through a review process.

In reading through the Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project (5-14-91) Section 21 Land Uses it states in part " It is the intent and purpose of the OWNER to develop the Lawson Hill Project so as to provide low intensity industrial areas to provide utility, light industrial and support service uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride. For the purpose of ensuring that the project develops in a manner complementary to the TOWN and the TOWN'S commercial core areas and utility infrastructure." I have not restated the specific language in sub-sections A. & B but do think it's worth sharing sub section C.

C. These land use and development limitations, shall apply to all future land uses and structures within the Lawson Hill project, and shall not be modified, varied or exceeded unless and until the OWNER shall have applied to and been granted by San Miguel County, pursuant to the San Miguel County Land Use Code the right to so modify, vary or exceed such uses and structures. The Town shall have no obligation or duty to provide water and and/or sewer service to any land or structure within the Lawson Hill Service Area unless the land use and structure is authorized pursuant to this agreement or any amendment hereto. Included in the packet of material is a reference to a specific situation in 2005 where the County amended the Lawson Hill PUD to add Independent School as an allowed Use in this

PUD and the Town of Telluride enacted Ordinance No. 1244 amending the Utility Connection Agreement to add Independent School as an allowed use to the Lawson Hill Service Area Agreement. These actions were taken by the BOCC and Town Council to facilitate locating the Mountain School within Upper Lawson.

If you have any questions concerning any of this information or if you have any specific suggestions concerning the May 6th meeting please do not hesitate to contact Karen Henderson or myself.

Mike Rozycki 728-3083

Subject: Additional Neighborhood Commercial Uses at Lawson Hill
From: Mike Rozycki (miker@sanmiguelcounty.org)
To: mayorstufrazer@gmail.com; GClifton@telluride-co.gov;
Co: kgeiger@telluride-co.gov; mhaynes@telluride-co.gov;
Date: Thursday, March 6, 2014 9:50 AM

All,

I want to thank you all for participating in our meeting yesterday with representatives of the Lawson Hill Property Owner's Company concerning their desire to have the County Planning Commission amend the Telluride Regional Master Plan to include the addition of neighborhood commercial uses to the list of allowed uses for the Low Intensity Industrial zoned lots in the upper Lawson Hill PUD.

I intend to follow-up with Greg and Pam Hall next week to talk more about the proposed "task force" per yesterday's discussion.

In thinking about the change or addition of uses not currently identified in the Lawson Hill PUD or the Lawson Hill Service Area Agreement and some of the issues and concerns raised by Kevin I started thinking about how this issue may have been dealt with in the past.

In 2005 the County received a request from the Telluride Mountain School to add "Independent School" as an allowed use within the Lawson Hill PUD. The BOCC approved this request pursuant to BOCC Resolution 2005-12 recorded at 376358. As part of the consideration of this matter we referred the application to the Town of Telluride and at that time the Town Council enacted Ordinance No. 1244, Series of 500 recorded at 377792 amending the utility connection agreement to add an allowed use (Independent School) to the Lawson Hill Service Area Agreement. I thought this information may be useful as the task forces digs into this matter.

Mike Rozycki

Subject: May 19, 2014 LH Neighborhood Commercial Uses Task Force

From: Mike Rozycki (miker@sanmiguelcounty.org)

To: joanm@sanmiguelcounty.org; lee@tellword.com; mayorstufraser@gmail.com; JPatterson@telluride-co.gov; GClifton@telluride-co.gov; kgeiger@telluride-co.gov; ggordonpix@gmail.com; billdealva@gmail.com; lawsonhill@gmail.com; Lynnb@sanmiguelcounty.org; Stevez@sanmiguelcounty.org; Karenh@sanmiguelcounty.org;

Date: Thursday, May 8, 2014 11:06 AM

This is a notice and a friendly reminder that the next LH Task Force meeting is scheduled for Monday May 19th at 2:00 pm in the BOCC meeting rm.

in Telluride. Attached is a brief summary Karen put together of the discussion at the May 5th meeting concerning the list of neighborhood commercial uses from the LHPOC December 16, 2013 letter that the LHPOC proposed be added to the list of allowed uses in the Low Intensity Industrial Zone Districts. We also discussed the idea of possibly having several processes for allowing various uses within the Lawson Hill PUD.

In discussing the conversations at the May 9th meeting with Joan May, that quickly got into the specific details and types of uses, we discussed the idea of stepping back and asking each of the entities what they would like to see as a goal or outcome of the Task Force. I think its clear that the LHPOC wants to have the potential for additional neighborhood commercial businesses and services to better serve the residential owners, students, teachers, existing businesses, employees and visitors to Lawson Hill. I think its recognized that the free market will determine if or when it would be practicable to locate any of this additional neighborhood commercial uses within Lawson Hill. From my perspective as a County Planner I would like to see an outcome where the Zone District and Land Use Matrix are updated and provide an appropriate listing of allowed uses that meet the needs and market demand of the residents and people who are working or doing business at Lawson on a daily or regular basis. If possible I think it would be helpful to hear from the town regarding what they would be interested in or like to achieve through this task force effort. Is the Town's goal to retain the status quo per the existing Utility Agreement or is their an interest in or willingness to achieving something more?

I look forward to seeing you on Monday May 19th.

Sincerely,
Mike Rozycki

LAWSON HILL PROPERTY OWNER'S CO

P.O. Box 3927
138 Society Drive, Unit B
Telluride, Co 81435
970-728-5893
lawsonhill@gmail.com

Bill De Alva
Ginny Gordon
Jody Van Stratt
Julie McNair
Pamela Hall
Stanya Gorraiz

October 22, 2014

Neighborhood Commercial Task Force
Via email

Dear Neighborhood Commercial Task Force,

Our task force was created to explore how an agreement might be reached on the addition of neighborhood commercial in Lawson Hill that would allow Lawson to proceed through the County's process with the town's support. The first few meetings were spirited and it appeared that progress was being made. At our last meeting, the representatives from the town requested that Lawson Hill reduce its list of desired uses as the next step in the town's consideration of neighborhood commercial at Lawson.

The Lawson Hill board has thoroughly considered this request and has respectfully come to the conclusion that this matter is not about "the list" per se. Certainly we can negotiate some of the tangential uses but we are looking for a path to a neighborhood commercial overlay that will allow for core uses such as restaurant, bar, grocery, liquor store, etc. to serve the needs in our community.

Our goal is to have zoning that is not stagnant but attempts to adapt to future possibilities, hence the longer, more comprehensive list. It is impossible for Lawson Hill to predict today what those exact needs may be in 10-15 years but it seems practical to include some of those uses now. The County will control the process through individual development permit applications. Approvals will be based on site appropriateness and be vetted for impact and parking requirements. The free market will determine viability and location of new services.

We would like to refocus on the fundamental question. Under what conditions, if any, are the Town of Telluride Task Force Members willing to make a favorable recommendation to the Telluride Town Council for an overlay of Neighborhood Commercial? Weighing the legal interpretation of the non-compete against the wants and need of the mature and vibrant Lawson community is at the heart of the matter. Clearly the fundamental issues surrounding the non-compete won't be resolved by the mere shortening of the list.

Therefore we find ourselves wondering, after several meetings of the task force and the passage of many months, if any town representatives believe there is a path forward which will address the fundamental question stated above. We would appreciate your replies within the next couple of weeks if you have any thoughts or suggestions. The Lawson Hill board appreciates the time you have given to participate in this task force.

Respectfully,

Lawson Hill Board of Directors

Subject: Neighborhood commercial
From: Pamela Hall (lawsonhill@gmail.com)
To: miker@sanmiguelcounty.org;
Date: Wednesday, November 12, 2014 12:55 PM

Hi Mike,

I thought about trying to have a conversation with you this morning but realized you were busy right after our meeting. The Lawson Hill board would like to move forward with submitting an application to San Miguel County to amend the Telluride Regional Master plan to include neighborhood commercial and to create an overlay of neighborhood commercial zoning on the low intensity zoned lots. This is consistent with the letter sent to you last December and attached for your information. We do not believe we can get a palatable resolution from the TOT members of the task force or their town council. We recognize this was not your ideal but we are so frustrated by the towns lack of compassion for a community that has grown to need some of its own services. I am not sure of the exact procedure to get this application moving through the County but thought I would reach out and request direction on the process. Can you except the letter as the application or do you need to prepare a pre-conference summary letter?

Thank for your help and I apologize in advance for putting something else on your plate.

Pam

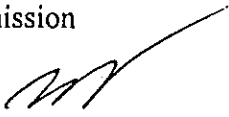
Pamela Hall
Lawson Hill Property Owners Co.
P.O. Box 3927
Telluride, CO 81435
970-728-5893

SAN MIGUEL COUNTY PLANNING DEPARTMENT

P.O. BOX 548 333 W. COLORADO AVENUE, 3RD FLOOR TELLURIDE, COLORADO 81435
TELEPHONE (970) 728-3083 FAX (970) 728-3098 email: smcplanning@telluridecolorado.net

MEMORANDUM

TO: San Miguel County Planning Commission

FROM: Michael Rozycki, Planning Director 

DATE: March 12, 2003

RE: Telluride Regional Master Plan (Update)
Future Land Uses Section III.

Enclosed for the Planning Commission's consideration is a draft of the revisions to the Lawson Hill PUD-Society Turn (Upper Lawson) & Ilium Valley section concerning Future Land Uses. The underlined language identifies the specific changes and additions that have been made to reflect the direction given to staff by the Planning Commission at your last work session on February 12, 2003. Staff has again included a copy of a chart identifying the amount of outdoor storage on lots in the Lawson Hill PUD, which we intend to incorporate into this section of the draft Master Plan.

I have also enclosed background information concerning both the Telluride Regional Airport and the Aldasoro Airport (Industrial) Park for the Planning Commission's consideration and discussion at this upcoming work session.

I have not included information regarding future land uses on the Valley Floor and as such would anticipate that any such discussions regarding the Valley Floor would occur at a future work session.

LAWSON HILL PUD - Society Turn (Upper Lawson) & Ilium Valley

At present, Lawson Hill is the most developed of any of the unincorporated sub-areas in the Telluride Region with an estimated population of 535 residents and 80% of the subdivided residential lots have been developed with residential dwelling units (based upon 2.3 persons per built unit).

The 1992 Future Land Use Map designates Lawson Hill as Utility/Light Industrial, Public Institutional, Open Space and Low Density Residential Cluster but did not identify this area for R-1 Housing (affordable housing).

The intent and purpose of the Lawson Hill PUD as preliminary approved by the Board of County Commissioners in 1991 was to provide affordable housing and light industrial uses that would not otherwise occur in the Town of Telluride. The current zoning of Lawson Hill is Affordable Housing PUD (AH-PUD), Low Intensity Industrial, Public and Open Space. If developed in accordance with the approved Planned Unit Development, at build out there would be 291 deed-restricted dwelling units and approximately 600,000 sq.ft. of light industrial uses.

The CPAC report discussed two (2) potential land use changes within Lawson Hill. The first is the possible conversion (not increase) of existing industrial zoning at the upper site to neighborhood commercial uses offering goods and services needed by Lawson Hill residents on a daily basis. The second is the increase in affordable housing zoning by allowing a conversion of low intensity industrial and/or "work" square footage in "live-work" units to deed-restricted dwelling units.

LAWSON HILL PUD/SOCIETY TURN & ILIUM VALLEY 2002				
	Society Turn		Ilium Valley	
Unit Type	# Unbuilt Units	# Built Units	# Unbuilt Units	# Built Units
SF/Duplex	16	119	13	28
Live Work	49*	24	10	9
Total	65	143	23	37
* Lot L (29 units) is not yet Final Platted				

INDUSTRIAL SQUARE FOOTAGE			
Location	Zoned	Built	Unbuilt
Society Turn	322,000	114,000	208,000
Ilium Valley	315,000	20,500**	294,500
		** includes County jail	
Total	637,000	134,500	502,500

Of the total 291 Lawson Hill units, 22 units are zoned for use as a Lodge development. The rest of the units are listed above. The Industrial square footage includes Live-work, Public and Neighborhood Commercial uses.

The Planning Commission as part of this Master Plan update recommends that consideration should be given to allowing a conversion of some of the Low Intensity Industrial square footage on Lot A-1 to allow trip reducing neighborhood commercial services to serve the existing and future residents at Lawson Hill. The Commission also recommends the removal of inappropriate Neighborhood Commercial uses from Lot N. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill Planned Unit Development, the following guidelines or standards should be considered.

A master development plan should be provided for Lot A-1 in its entirety.

The allowed uses should be limited to "Neighborhood Commercial" uses that offer goods and services desired by residents of the PUD on a daily or frequent basis. These uses would include, ~~but not necessarily be limited to~~, a convenience store, drug store, self-service laundry and postal service substation or similar uses. Other uses to consider are meeting facilities, self-storage, and food service with beer and wine and consideration should be given to a grocery store, bookstore, and barber/beauty shop.

The size and scale of the neighborhood uses should be limited to preclude the development of large "big box" retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride. The following use size limitations are recommended as guidelines for considering allowing future neighborhood commercial uses on Lot A-1, within the Lawson Hill PUD. Consideration should also be given to establishing standards for percentage of lot coverage or maximum Floor Area to lot size ratio. Off-street parking shall be provided for each principal use as required in Section 5-702 or as deemed necessary to provide adequate parking for all uses and activities.

Use Size Limitation Guidelines	
Use	Square Feet
Food Service	2,000*
Grocery, Convenience Store	3,500*
Book Store, Video Store	1,500
Laundry	1,500
Barber/Beauty Shop	500
Drug Store	1,500

* Consistent with the *Commercial & Accommodations Land Use Study, Draft Report*, Economic & Planning Systems, Inc. December 2002. Prepared for the Town of Telluride

In considering potential development of Lot A-1 it should be noted that a PUD is not automatically entitled to the maximum density allowed in the zone district in which the land is located. Density is established based on an analysis of environmental factors; availability and adequacy of transportation systems and facilities (this would include consideration of the SH 145/Society Turn intersection) compatibility with surrounding land uses, adopted County plans affecting the site and consistency with adopted Land Use Policies. (LUC Section 5-1403F.)

Lot A-1 and all lots in Upper Lawson are currently subject to a Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project (5-14-91). Section 21 of this Agreement Land Uses C. states in part that the Town of Telluride shall have no obligation to provide water and/or sewer service to any land within the Lawson Hill Service Area unless the land use and structure is authorized pursuant to the subject Agreement. This Agreement does not apply to the Ilium Valley portion of the Lawson Hill PUD.

This Master Plan also recommends allowing neighborhood commercial uses on Lot B-1 and B-4. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill Planned Unit Development it is recommended the change be limited to ground floor of the existing buildings. The same general guidelines stated in the discussion of Lot A-1 would apply and with the understanding that a master development plan would be provided for all four of the B lots to demonstrate that the requested use(s) address parking, traffic congestion, intersection improvements, and internal and external pedestrian access.

The Planning Commission recommends that consideration be given to allowing a conversion of Low Intensity Industrial (I) and Neighborhood Commercial square footage in Ilium assigned to Lot 426 (I) and Lots Q and Q-1 (NC), to affordable housing (deed restricted) residential dwelling units. This recommendation is being made because there is a need for additional affordable housing in the Telluride Region and because the Planning Commission believes that residential development at this location would be more compatible with the existing adjacent residential neighborhood, Two Rivers, than industrial and commercial uses that may be allowed under the current zoning and land use designations.

ILIUM CONVERSION CHART			
CONVERTING INDUSTRIAL/NC SQ. FT. TO RESIDENTIAL			
Current Zoning			With Conversion
Lot	# Units	Total Sq. Ft.	# 900 Sq. Ft. Units - 1 for 1 Conversion
426	0	51,700	57
Q	1	11,600	12
Q-1	0	10,000	11
Total	1	73,300	80

The above lots are undeveloped Industrial and Neighborhood Commercial lots and square footages. The number of units is based on a maximum 900 square foot unit size. Larger units would result in a small number of units but the same overall square footage.

The Planning Commission considered the matter of allowing the conversion of "live-work" square footage and/or "low intensity industrial" square footage in upper Lawson to affordable housing (deed restricted) dwelling units in order to obtain additional affordable housing units in the Telluride Region. The Planning Commission recommends that consideration be given to allowing a conversion of the "industrial" square footage, in the remaining undeveloped "live-work" units to residential square footage.

The conversion of this "industrial" square footage in "live-work" units shall be reduced by 30% unless it can be demonstrated that the traffic and parking impacts associated with the development and increased residential square footage and residential population can be fully mitigated. If such a conversion is considered through rezoning the property and/or approving a substantial amendment to the approved Lawson Hill PUD, an increase in the number of residential units and population density needs be considered.

The Planning Commission does not recommend changing or converting Industrial square footage in upper Lawson that is not associated with "live-work" units to residential square footage.

LAWSON HILL CONVERSION CHART					
CONVERTING "LIVE WORK" INDUSTRIAL SQ. FT. TO RESIDENTIAL					
Current Zoning			With Conversion*		
Lot	# Units	Total Sq. Ft.	# 900 Sq. Ft. Units - 1 for 1 Conversion	# Units 900 Sq. Ft. Units with 30% Reduction	Total Sq. Ft.
C	12	21,000	23	16	14,700
E	6	9,600	10	7	6,720
L	29	46,400	51	36	32,480
Total	47	77,000	84	59	53,900

The above lots are undeveloped live-work lots and square footages. The number of units is based on a maximum 900 square foot unit size. Larger units would result in a small number of units but the same overall square footage. * This applies if the Conversion cannot be fully mitigated.

The portion of land in Ilium Valley west of the Lawson Hill PUD, and lying between State Highway 145 and County Road 63L (Ilium Valley road) is designated as "Industrial" on the Telluride Region Future Land Use Map (see Figure ____). Prior to any development, the property will require rezoning and specific uses; densities and square footages will be determined through a Planned Unit Development process.

**RESOLUTION OF THE PLANNING COMMISSION
OF SAN MIGUEL COUNTY, COLORADO,
ADOPTING AN AMENDMENT TO
THE TELLURIDE REGIONAL AREA SECTION OF THE SAN MIGUEL
COUNTY COMPREHENSIVE DEVELOPMENT PLAN REGARDING THE
"HUB LOTS" LAWSON HILL PUD**

Resolution 2009-1

WHEREAS, John Young, managing partner for Western Housing Solutions, on behalf of the owner's of the "Hub Lots" (2AF, 2B, 2C and 2E) within the Lawson Hill Planned Unit Development (PUD) has submitted an application to the San Miguel County Planning office requesting an amendment to the Telluride Region Area Master Plan. The owner's of these lots include Gordon Enterprises LTD., the Hub LLC (Ellison & Gearty) and San Miguel County, which owns the Intercept Parking lot. The request is to change the designation on the Future Land Use Map for the Telluride Region for the "Hub Lots" from Light Industrial to Neighborhood Commercial and Affordable Housing (R-1 housing);

WHEREAS, this proposed amendment also includes new language for inclusion in Section III. Future Land Use Element L. Lawson Hill PUD, Hub Lots (2AF, 2B, 2C and 2E) as set forth in the application. The applicant is also requesting that the Planning Commission, as a part of this Master Plan acknowledge that the following new uses and services including a neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, a fitness center, and affordable housing may all be appropriate uses on the "Hub Lots" for consideration through the appropriate rezoning and PUD review procedure(s);

WHEREAS, the "Hub Lots" comprise approximately five (5) acres of land, subdivided into four (4) lots, located south of the Conoco Gas Station, north of Alpine Lumber and Viking Rental, and west of SH 145. Access to these lots is from Society Drive, which forms the west boundary of the subject property;

WHEREAS, amendments to the County's Comprehensive Development Plan or "Master Plan" are subject to a One-Step Review, pursuant to LUC Section 3-5; such amendments require a Public Hearing before the Planning Commission. LUC Section 4-701 F. states that the standards for County Master Plan Amendments are contained in C.R.S. Section 30-28-106 et seq. This statute states in part that a Master Plan of a County shall show the County Planning Commission's recommendations for the development of the territory covered by the plan. The Master Plan of a County shall be an advisory document to guide land use decisions. The Planning Commission's decisions regarding an amendment to the Master Plan are advisory only and are legislative in nature;

WHEREAS, the 1992 Future Land Use Map designates Lawson Hill as Utility/Light Industrial, Public Institutional, Open Space and Low Density Residential Cluster. This Map does not specify Neighborhood Commercial Uses or Affordable Housing as a Future Land Use in this area;

WHEREAS, the intent and purpose of the Lawson Hill PUD, as preliminarily approved by the BOCC in 1991, was to provide affordable housing and light industrial uses that would not otherwise occur in the Town of Telluride. The current zoning of Lawson Hill is Affordable Housing PUD (AH-PUD), Low Intensity Industrial (I), Public (P), and Open Space (OS);

WHEREAS, the current zoning for Lawson Hill designates Hub Lots 2AF, 2B and 2E as Low Intensity Industrial (I) and Hub Lot 2C, which is owned by the County is designated for Intercept Parking. The subject Lots are assigned the following non-residential square footage and parking requirements:

Lot	Zoning	Residential Units	Non-Residential Sq. Ft.	Required Parking
Hub 2AF	I	0	14,000	30
Hub 2B	I	0	12,656	27
Hub 2E	I	0	14,000	30
Hub 2C	I	0	0	175

WHEREAS, the Lawson Hill PUD Land Use Matrix provides for the following allowed uses on Lots Hub 2AF, 2B and 2E:

WHEREAS, uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, and the following specified uses including gasoline service station and accessory uses; car wash; commercial laundry; dry cleaner; appliance, electronics and computer sales and repair; commercial catering; unfinished furniture and cabinet manufacturer; bowling alley and the other uses allowed on Lot A-2 and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.

WHEREAS, the "Hub Lots" and all lots in Upper Lawson are currently subject to a Town of Telluride Pre-Annexation, Utility Connection, and Hydropower Lease Agreement for the Lawson Hill Project (5-14-91). Section 21 Land Uses states it is the intent and purpose of the owner to develop the Lawson Hill Project so as to provide low

intensity industrial areas to provide utility, light industrial and support uses not otherwise readily available within the Telluride Region and not competitive with the retail and/or tourist related uses found within the Town of Telluride. Section 21 of this Agreement Land Uses C. states in part that the Town of Telluride shall have no obligation to provide water and/or sewer service to any land within the Lawson Hill Service Area unless the land use and structure is authorized pursuant to the subject agreement;

WHEREAS, the Pre-Annexation Agreement has expired and is no longer in effect but the Utility Connection Agreement is still in effect;

WHEREAS, over the last 19 months, a planning group consisting of the private landowners owners, and representatives from the Towns of Telluride and Mountain Village, Lawson Hill Property Owners Co. and San Miguel County, reviewed the site to identify and address a variety of issues, conduct public outreach, and develop a conceptual "mixed-use" development plan for the "Hub Lots" to include trip reducing neighborhood commercial uses to serve the existing and future residents in Lawson Hill and surrounding neighborhoods, together with deed-restricted Affordable Housing and an Intercept Parking Lot. This Conceptual Development Plan was presented to the County Planning Commission at a work session held on February 11, 2009. This same plan was also presented at the recently held annual meeting of the Lawson Hill Property Owner's Company for input and comment;

WHEREAS, since Lawson Hill was approved through the County PUD process it has matured into a local neighborhood. Lawson Hill has developed into a community of 248 units of housing equaling approximately 600 people. This is up to 10% of the county's population and is larger than Norwood and is approximately the population of Ridgway. Lawson Hill is also home to many small businesses and an independent school. The desire to expand the close at hand goods and services needed by the residents, business owners, employees and students led to the proposed plan;

WHEREAS, the applicant presented the following information:

Public Benefits: There will be a new affordable housing site to be owned and developed by an as yet undetermined government (likely the County or the Town(s)). The site will be donated during the rezoning and lot line adjustment approval process. There will also be up to 18 deed-restricted rental units owned and developed by private interests. Additional tax revenues will be generated by increasing the capture rate of needed goods and services, and there will be an obvious increase in property taxes as well. A revenue sharing plan will be discussed with the Town of Telluride during the land use process. Improved circulation to the site and a more efficient intercept lot will be achieved.

Site Utilities: Water and sewer will be provided by the Town of Telluride through existing trunk lines that already serve the area. The conceptual utility plan allows for the development to be paced as separate parcels with expansion as needed.

Water: The amount of water dedicated to Lawson Hill was negotiated with the Town of Telluride as part of the original approvals. The applicant does not anticipate the change of uses and the new affordable housing units to exceed the previously allotted water. The projects water needs were reviewed three different ways. The applicant looked at historical metered data, sewage flow, and an EQR analysis, all of which confirmed that Lawson Hill will remain well below the original anticipated water consumption levels.

Traffic: An extensive traffic study was conducted by Felsburg, Holt and Ullevig resulting in the following conclusions:

1. The expected increase in traffic will be less than a 7% increase after taking into account the trip reducing nature of the plan. While this is less than a 20% increase needed to trigger an access permit review with CDOT, it will be up to CDOT whether a permit will be required.
2. The improvements in place, acceleration and deceleration lanes, should be adequate to handle the additional traffic at the SH145 and Society Drive intersection.
3. A traffic signal may be required in the future if the areas traffic volume grows at CDOT's projected estimate of 2.3% annual growth rate;

WHEREAS, these proposed amendments to the Telluride Region Master Plan have been referred to the Lawson Hill Property Owner's Company, the Towns of Telluride and Mountain Village and the County Attorney. Notice of the May 13, 2009 Public Hearing was published in the Norwood Post and the Telluride Daily Planet;

WHEREAS, in an April 26, 2009 letter Lawson Hill Property Owners Company President Bill de Alva states the Board of Directors has reviewed and supports the proposed Master Plan amendment allowing for a "mixed use" development including Neighborhood Commercial, Affordable Housing, and the new "close at hand services" mentioned in the application;

WHEREAS, Chris Hawkins, Planning and Building Director for the Town of Telluride has provided a memorandum dated April 30, 2009. In this memo Mr. Hawkins identifies a number of issues that he believes need to be weighed in the proposed County Plan amendment in light of the proffered benefits. These include the Potential Loss of Business Activity and Vitality in the Town, Loss of Land for Light Industrial Uses and the Surplus of Commercially Zoned Land.

The Town Council directed its staff to present this referral to the Town Planning Commission. The Town Planning Commission discussed these proposed amendments to the County's Master Plan at a work session held on May 7, 2009 and provided written comments to the County Planning office in a letter dated May 11, 2009 from Chris Hawkins;

WHEREAS, at a May 13, 2009 Public Hearing the San Miguel County Planning Commission considered the proposed amendment, along with relevant evidence and testimony from the public.

NOW THEREFORE BE IT RESOLVED that the Planning Commission of San Miguel County, Colorado unanimously approves of the following amendment to the San Miguel County Comprehensive Development Plan (Master Plan) for the Telluride Regional Area as follows:

Telluride Regional Area - Section III. Future Land Use Element

L. Lawson Hill PUD, Hub Lots 2AF, 2B, 2C and 2E

The Planning Commission recommends that consideration be given to allowing a "mixed use" development on the Hub Lots to include trip reducing neighborhood commercial uses to serve the existing and future residents at Lawson Hill and surrounding neighborhoods, together with deed-restricted affordable housing and an Intercept Parking Lot.

It is contemplated that the owners may in the future apply to rezone the property from the Low Intensity (I) Zone District to Light Industrial, Deed Restricted Affordable Housing and limited Neighborhood Commercial. The AHPUD Zone District Allows deed-restricted single-family dwellings, duplexes, and multi-family dwellings, as well as Neighborhood Commercial Uses that offer goods and services needed by residents of the PUD on a daily or frequent basis, including but not limited to a convenience store, drug store, liquor store, self service laundry, and postal service substations pursuant to a PUD Procedure, as provided for in Land Use Code Section 5-305 E.

It is also acknowledged that the following new "close-at-hand" services including a neighborhood market, liquor store, banking, dining, bakery, coffee, florist, hardware, package delivery/office supplies, dry cleaners, drug store, auto parts, barber, and a fitness center may all be appropriate neighborhood commercial uses on the Hub Lots for consideration through rezoning and a PUD review procedure.

A Conceptual Development Plan is to be provided for the "Hub Lots" in their entirety prior to considering rezoning of the property and going through the PUD process to allow any of these identified Neighborhood Commercial uses or deed-restricted affordable housing.

The size and scale of the neighborhood uses should be limited to preclude the development of large "big box" retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride.

The appropriateness of the allowed Neighborhood Commercial uses on the Hub Lots and/or the density of Affordable Housing will be evaluated based on environmental and scenic quality factors; the adequacy of the transportation systems and facilities (this includes the adequacy of the SH 145/Society Turn intersection), the adequacy of the proposed parking, compatibility with surrounding land uses, and consistency with applicable County Land Use Policies and the adopted PUD Standards.

BE IT FINALLY RESOLVED that the FUTURE LAND USE MAP for the Telluride Regional Area will be amended to indicate that the "Hub Lots" associated with this amendment will be identified as Light Industrial, Deed Restricted Affordable Housing, and limited Neighborhood Commercial.

DONE and APPROVED by the Planning Commission of San Miguel County, Colorado on May 27, 2009.

SAN MIGUEL COUNTY PLANNING COMMISSION

By: Kris Holstrom
Kris Holstrom, Chair

Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent	
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent	<u>Recues</u>
Joe Reagan	<u>Aye</u>	Nay	Abstain	Absent	
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent	
Joel Coniglio	<u>Aye</u>	Nay	Abstain	Absent	
Brian Ahern	<u>Aye</u>	Nay	Abstain	Absent	

ATTEST:

By: Amy C. Boase
Planning Technician

[text/mp/lh.hub.lots.tr.amend.reso]



YAHOO! SMALL BUSINESS
Email

Has lot - Fil

FW: Request to Amend Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project for The Hub at Lawson Hill

Tuesday, September 15, 2009 5:53 PM

From: "Tom Kennedy" <Tom@tklaw.net>

To: "Mike Rozycki" <miker@sanmiguelcounty.org>

From: Tom Kennedy

Sent: Thursday, September 10, 2009 2:51 PM

To: 'Chris Hawkins'

Cc: 'Mike Rozycki'

Subject: RE: Request to Amend Pre-Annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project for The Hub at Lawson Hill

Chris

My clients, The Lawson Hill Propertyowners Company, together with Gordon Enterprises Limited Liability Company, Lot HUB-2B, LLC, and Lot HUB-2E, LLC, the joint applicants in the referenced matter, have requested that I notify you that they wish to withdraw their pending application at this time. This should not be read to suggest that my clients have decided never to pursue this course of action, which they may in the future. They simply have decided not to move forward with the application at this time.

We have notified San Miguel County of this election and it is my understanding that they are not opposed to the withdraw of this application.

Please feel free to contact me if you have any questions.

Thank You

Tom Kennedy

The Law Offices of Thomas G. Kennedy
P.O. Box 3081 (Mailing Address)
The Willow Professional Building
307 East Colorado Avenue, Suite 203
Telluride, Colorado 81435
Voice: (970)728-2424
Fax: (970)728-9439
Email Address tom@tklaw.net

CONFIDENTIALITY NOTICE:

This message is confidential and may be privileged.
If you believe that this email has been sent to you
in error, please do not open any attachment and then
notify the sender that you have erroneously received



P.O. Box 3402
50 to 170 Society Drive, Lawson Hill
Telluride, CO 81435
970-728-3596

February 14, 2012

Telluride Town Council

RE: Work session on Lawson Hill Neighborhood Commercial Uses on Lot B (1-4)

Dear Town Council Members:

Lawson Hill was approved in 1991, with a mix of light industrial, institutional and residential uses for those working in the region. In the 21 years since, the area has developed into a living neighborhood with a healthy complement of residential and industrial uses, schools and recreational (park and trail) areas. When the Hub Lots were master planned in 2009, about 600 residents were estimated to live in Lawson Hill and at least 200 employees were working daily in Lawson Hill. The Mountain School currently has 110 students and 20 employees.

The area is indeed a neighborhood that could benefit from neighborhood commercial uses to serve those living and working there. San Miguel County's land use code references neighborhood commercial as offering goods and services desired by residents of the PUD on a daily or frequent basis. An additional benefit would be a reduction of vehicle trips out of Lawson Hill, reducing the carbon footprint as vehicle miles driven are reduced. A 2003 Master Plan Update considered by the County also suggested that the size and scale of neighborhood uses be limited to preclude the development of "big box" retail stores and to balance the needs of Lawson Hill residents and minimize potential adverse impacts to businesses in the Town of Telluride.

HH/213
ED

Not complete MP/VF consideration

It is with this in mind that we come to you for feedback on some limited neighborhood commercial uses. My partners and I developed the B Lots in 1993-97. It currently includes 30,000 square feet of mostly light industrial and service uses. We would like to convert some portions of the developed buildings, 25 percent or about 7500 square feet, into limited neighborhood uses such as a restaurant/bars, small local market/convenience store, slightly larger retail component for existing light industrial uses and other small scale uses that would serve the neighborhood and also allow existing successful businesses to remain economically viable.

We are attaching:

1. Map of the Lawson Hill Light Industrial area
2. Aerial photo showing B lot developed buildings
3. Foley Plat of the B lots

We look forward to discussing this with you in your work session.

Kathy

Kathy Green

For Society Turn Corporation, owners of Society Turn Business Center on Lot B

TELLURIDE DAILY PLANET

SINCE 1933, INCORPORATING THE TELLURIDE TIMES AND TELLURIDE JOURNAL

Inside Today: The View, p3; News, p4; Voices, p12; Business, p13; Orbit, the back page

THURSDAY

FEBRUARY 23, 2012
EARTH 10, NUMBER 103
www.telluridedailyplanet.com



Don't quote me but...
Everyone's invited to the ski and snowboard race at the Ouray rope tow on Saturday at 1 p.m. ish. It's 3e.
—Dylan Baer, Ouray rope tow manager

Calendar

Thursday
Non-Profit Strategic Opportunities -- beyond Collaboration: 12 p.m., Library
Sports Conditioning: 5:30 p.m., Fuel Group X
Feasts of Spring: 6 p.m., Library
78 Student Fashion Show: 6 p.m., Palm
TF presents "Thinker Tailor Soldier Spy": 8:30 p.m., Nugget
The Sugar Thieves: 9 p.m., Bean
Jacob Fred Jazz Odyssey: 10:30 p.m., Jams
Movies: "Red Tails" (PG-13) 6 p.m., Nugget Theatre

Friday
Yoga with Amy: 9 a.m., Library
Free Wine Tasting: 4-7 p.m., Wine Mine
Roman Polanski's "Carnage": 6 p.m., Theatre
Judy Collins in Concert: 8 p.m., Opera House
Michael Tobin: 9:30 p.m., Brown Dog
The Codi Jordan Band: 9:30 p.m., Bean
Achtung: 10 p.m., Moon
Sugar Thieves: 10 p.m., Umana

Weather

Mass: If Telluride filled up with water, we could downhill ski and water ski.

Weather: There will be a 50 percent chance of snow Thursday, with a high near 33.

IN ORBIT

Thursday Focus:
Arts, Books & Non-profits

The Student Fashion Show

Coming Friday:
Music & Entertainment

TELLURIDE

As Lawson Hill matures, what's next?

By KATIE KLINGSPORN
Editor

Lawson Hill, the cluster of homes and businesses tucked into hilly terrain just west of Telluride, is 20 years old and showing the signs of a mature neighborhood — long-time residents, worn-in walking trails, a bakery and even a brewery.

But restrictions in county zoning and the utility agreement that Lawson Hill, an unincorporated planned community, holds with the Town of Telluride prevent other types of businesses — like full-blown restaurants, grocery stores or bars — from settling up shop there.

Town council asks residents to think about annexation

On Tuesday, the owners of the Society Turn Business Center approached the Telluride Town Council in a work session about expanding some of the neighborhood uses in certain Lawson Hill lots to allow a small market, bar or restaurant there. Their argument: Lawson's a lively, well-populated area whose denizens would really benefit from the additional services.

While the council declined to agree to any changes, the work session opened up new lines of dialogue regarding Lawson Hill's future, and in the end, the town council encouraged the neighborhood to explore the implications of annexation.

"We all empathize tremendously with what's occurring here and we would like to find a way to make it better," said Mayor Stu Fraser. "I think what

See ANNEXATION, Page 10



Lent begins

"Remember that thou art dust, and to dust thou shalt return," said Deacon Michael Doehman of St. Patrick's Catholic Church, as he administered ashes to Mike Lynch's forehead in observance of Ash Wednesday. The day marks the beginning of Lent, a 40-day period to commemorate Jesus of Nazareth going into the desert to fast and pray. (Photo by Benjamin Preston)

SAN MIGUEL COUNTY

Elaine Fischer announces commission candidacy

By BENJAMIN PRESTON
Associate Editor

With the Gold Run housing development built and its attached childcare facility about to be, San Miguel County Commissioner Elaine Fischer counts herself lucky to have been involved in the effort. In fact, it's what she regards as the greatest stride taken by county and town officials during her last term.

Fischer, who announced her bid for re-election on Wednesday, said she hopes to

Says she looks forward to serving county residents again

maintain the momentum she's gained over the last 12 years in office.

"I work for the people," she said. "I've lived here for 30 years and I think I really have a sense of the community's values. Having been here so long, I have an institutional memory of all of the changes that have taken

place over the years."

Fischer said that even though the county's West End tends to be more politically conservative than Telluride, she feels that county residents have the same big picture goals. Referencing a survey Colorado College conducted of people around the state, she said that regardless of political affiliation, most Coloradans consider themselves conservationists.

"(West End residents) are a little different politically, but

See CANDIDACY, Page 11

SPORTS

LOCAL SNOWBOARDER BACK AT WORLD CUP

Hagen Kearney takes 11th in Quebec snowboardcross race

By BENJAMIN PRESTON
Associate Editor

Telluride-bred snowboarder Hagen Kearney turned a few heads this weekend at the Fédération Internationale de Ski World Cup snowboardcross race in Quebec, possibly gaining himself a spot at the tour's next stop.

Kearney, who qualified for his first World Cup event when the series came to Telluride in December, took 11th on Sunday's semi-final after qualifying 41st on Stoneham Mountain's hard, fast eastern snow.

"I had incredible starts all the way from the first heat until the semi-finals," he said. "My finish puts me in a good spot to get more World Cup starts."

U.S. team coaches — the ones who decided he'd be a good competitor when two-time Olympic gold medalist Seth Wescott dropped out of the tour with an injury and his teammate, two-time Olympian Graham Watanabe, retired from competition — had their eyes on Kearney.

"He's been riding really well and training hard," said Ross Hindman, Kearney's coach at the International Snowboard

See WORLD CUP, Page 11

Nevasca Realty, Inc.

970.728.4454

LEADING REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORTFOLIO

Lawson Hill

ANNEXATION, from page 1
we need to do as a town is sit down with your group, get that additional information, and see if there's a common ground on which we can stand."

Lawson Hill was created by a zoning change in San Miguel County and intended as a location for affordable housing density and industrial uses. The Town of Telluride entered into an agreement to provide Lawson Hill with water and sewer service but with a number of stipulations. One of these prohibited any services that would compete with the retail and/or tourism uses in Telluride's downtown core.

Instead, Lawson Hill is allowed light industrial uses and services that aren't otherwise available in Telluride — things like a lumberyard, gas station and greenhouse — along with residential and institutional uses.

In the two decades since Lawson Hill's zoning was approved, it has blossomed into a full-blown neighborhood. It's estimated that nearly 600 people now call it home, and some 200 employees work there. The Mountain School currently teaches 110 students and employs 20 staff members.

"I think it's important to take a look at what's happened with that neighborhood over the

years," said Amy Levek, a representative of the Society Turn Business Center, which approached the town with the request to discuss limited commercial uses in what's known as the B Lots. "It's a significant development and neighborhood and there are a lot of other people living out there."

"I think it's important to take a look at what's happened with that neighborhood over the years."

AMY LEVEK
Society Turn Business Center

would "provide a more complete neighborhood for the people living there."

Kathy Green, an owner of the Business Center, said Lawson Hill is like a whole little town, only without a few notable services.

"I think this is a great need for the community ... and I think it would complete the neighborhood there," she said.

County Planning Director Mike Rozycki said the owners at Lawson Hill are experiencing a growing demand for services for residents.

Rob Petrie, a seven-year Lawson Hill resident, said he would welcome a neighborhood gathering spot like a pub or a place to get dinner. He added, "I guarantee I would still come to town and spend my money."

Craig Wasserman, who also lives there, echoed that.

"To have a place that we can go eat dinner at doesn't seem like it should be a huge deal," he said. "It's something we should really consider."

The council, however, was reluctant to agree to change its utility agreement for just four lots, and instead brought up the idea of annexation.

A pre-annexation agreement was inked between the Town of Telluride and Lawson Hill, but the town never acted on it and it expired 10 years ago.

Council Member Brian Werner said that instead of treating the issue as a four-lot discussion, he would rather look at it as a community planning discussion, and would like the annexation agreement brought back into the public sphere.

And Council Member Chris Myers said he would like to explore the pros and cons of annexation and gather more information.

Council Member Thom Carnevale, however, said he doesn't want the town to lead the charge.

"I think that annexation should be initiated by the residents of Lawson Hill. I think that if the residents feel it's an important issue, they will come to us. I think if we approach them, it looks like we have ulterior motives," he said.

Fraser offered to meet with the Lawson Hill property owners' association board to talk further about it.

Sedona's Boutique Hotel
Hike • Bike • Golf

- 2 Room Suites
- Gourmet Breakfast
- Call & Mention this Ad

lasposadasofsedona.com • (888) 284.5288

La Marmotte
A FOOD AND WINE EXPERIENCE

DON'T FORGET OUR \$15 LOCALS BAR SPECIAL

\$1 OYSTERS

970.728.6232 - RESERVATIONS RECOMMENDED
150 WEST SAN JUAN AVE. - WWW.LAMARMOTTE.COM

Private Mortgage Banking

Financing to \$6 million.
Ability to lend in all 50 states.

Dan James
NMLS ID 404582
100 W. Colorado Ave., #211, Telluride
Office: 970-728-6782, Cell: 970-729-2447
Fax: 877-746-6550
dan.james@wellsfargo.com

Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A.
© 2011 Wells Fargo Bank, N.A. All rights reserved. NMLS ID 399301
AS900852 11/11/12

HONGA'S **Sushi makes me smile!**

LOTUS • PETAL

5:30pm Nightly
728-5134 for reservations

135 E. Colorado Ave.

HUNGRY FOR SAUSAGE?

AT 221 THERE'S NO NEED TO SAMPLE JUST ONE... BECAUSE WE SERVE YOU A PLATE OF 4 DIFFERENT HOMEMADE VARIETIES.

WE ALSO OFFER A FULL VEGETARIAN MENU.

221 South Oak
NEW AMERICAN CUISINE
AN ECLECTIC BLEND OF FLAVORS AND STYLES SERVED IN AN INTIMATE ATMOSPHERE.

JUST STEPS AWAY FROM THE GONDOLA • OPEN 5:30 PM TO CLOSE
970-728-9307 • 221SOUTH.OAK.COM

Stretch your grin muscles and your "Presidents"

20% off
Selected Boots and Skis at ALL stores

up to 30% off
2011 bikes
selected Patagonia, UGG, Sorel, base layers, outdoor and casual clothing, shoes at Main st. Paragon

up to 30% off
2011 Men's, ladies' and kids' winter clothing, PLUS

Super sale up to 50% off
selected clothing

PARAGON OUTDOORS
BOOTDOCTORS

3 convenient locations to serve you

MV Bootdoctors • Open Daily
8 am - 7 pm • 728.8954

Oak Bootdoctors • Open Daily
8 am - 6 pm • 728.4581

Main St. Paragon • Open Daily
8 am - 8 pm • 728.4525

www.bootdoctors.com

*town - had pre-agreed
Agreement as part of agreement*

TELLURIDE TOWN COUNCIL
REBEKAH HALL 113 W COLUMBIA
February 21, 2012 10:00am

*contract for
utility service*

CALL TO ORDER (10:00am)
ROLL CALL

*that's why that agreement
didn't talk about other
communities using services in the*

1. WORKSESSION

1a. Discussion Of A Request From Part Owner And Representative For
Society Turn Corporation, Owner Of Lots B1-B4, Lawson Hill PUD, For
Consideration Of Additional Neighborhood Commercial Uses - (10:00am)
(1hr)

future

1b. Update By Kyle Schumacher, Telluride School District
Superintendent (11:00am) (15min)

PUD

1c. Follow Up Discussion Related To Green Building Code - TEMP
(11:15am) (45min)

AS

did

Lunch Break (12:00-12:30pm)

2. PRESENTATIONS AND PROCLAMATIONS

3. PUBLIC DISCUSSION (12:45pm) each person will be allocated 5
minutes.

4. APPOINTMENTS TO BOARDS AND COMMISSIONS (1:00pm)

4a. Commission For Community Assistance, Arts and Special Events
(CCAASE) - one regular seat

4b. Ratification Of CCAASE Appointments To The Ethics Commission

5. CONSENT CALENDAR (1:05) (5min)

5a. Approval Of Minutes (1-31-12) (2-10-12)

6. PUBLIC HEARING

7. ACTION ITEMS

7a. Consideration Of Introduction And First Reading Of An Ordinance
Of The Town Council Of The Town Of Telluride, Colorado, Amending
Chapter 4 Of The Telluride Municipal Code, Specifically Article 6,
"Procurement Code", To Provide Needed Clarifications And
Simplifications - Clifton (1:10pm) (10min)

7b. Consideration Of Introduction And First Reading Of An Ordinance Of
The Town Council Of The Town Of Telluride Colorado, Amending Chapter
18, "Telluride Land Use Code," Of The Telluride Municipal Code At Article
5, Division 2, "The Land Development Process", Specifically 5-206.C,
"Hearing Procedure", To Conform The Continuance Limitations Found At
Article 7, Division 2, "Alteration, Addition And Erection", Specifically 7-
204.G. "Procedures For Preliminary Review Of Large Scale Activity" And
Creating A Limitation Exemption Procedure - Clifton (1:20pm) (10min)



did

Item No.: 1a

Meeting Date: February 21, 2012

10AM

TITLE: Discussion of a Request from part owner and representative for Society Turn Corporation, owner of Lots B1-B4, Lawson Hill PUD, for Consideration of Additional Neighborhood Commercial Uses

SUBMITTING DEPARTMENT: Planning & Building

ATTACHMENTS:

1. Materials provided by work session applicant
2. Excerpt of Section 21, Land Uses from the "Pre-annexation, Utility Connection and Hydropower Lease Agreement for the Lawson Hill Project" ("utility agreement")
3. Existing Matrix of uses per Lot, last amended 2008

Purpose:

Part owner and representative for Society Turn Corporation, owner of Lots B1-B4 in Lawson Hill, along with the County Planning Director, approached the Town to entertain a work session before Town Council on possible consideration of additional uses to serve the Lawson Hill residents not currently allowed either by agreement or zoning.

As a general note, there is no development application driving this work session. What is represented is in the spirit of long range planning and in the interest of the Lawson Hill PUD stakeholders.

History:

In 1989, as part of the court-ordered Idarado clean-up, the Pandora Trailer Park (east of town) was mandated to be relocated. In 1992 the trailers were relocated to allow remedial actions to be implemented. The Pandora Trailer Park residents were relocated to the newly created Lawson Hill PUD. To facilitate the relocation of these residents, on June 7, 1991, the Town of Telluride entered into a "Pre-annexation, Utility Connection and Hydropower Lease Agreement" ("utility agreement") for the Lawson Hill Project which provided water and sewer service for the PUD in exchange for a number of stipulations outlined in the utility agreement.

The Lawson Hill PUD was approved by San Miguel County Resolution #1991-49 on March 26, 1992 and a First Amendment to the Preliminary Development Plan was

The language further states, permitted uses are defined in accordance with the San Miguel County Land Use Zone District Standards and any other governing documents.

Attached to this memo, as exhibit 3, is the land use matrix that calls out allowable uses per lot in Lawson Hill. I have called out the B lots and the note associated with uses currently allowed. Please reference exhibit 3.

The Town's interest is that any retail or tourist related use in Lawson Hill shall not be competitive with uses found in the Town of Telluride as stipulated and agreed to in the utility agreement.

DISCUSSION POINTS:

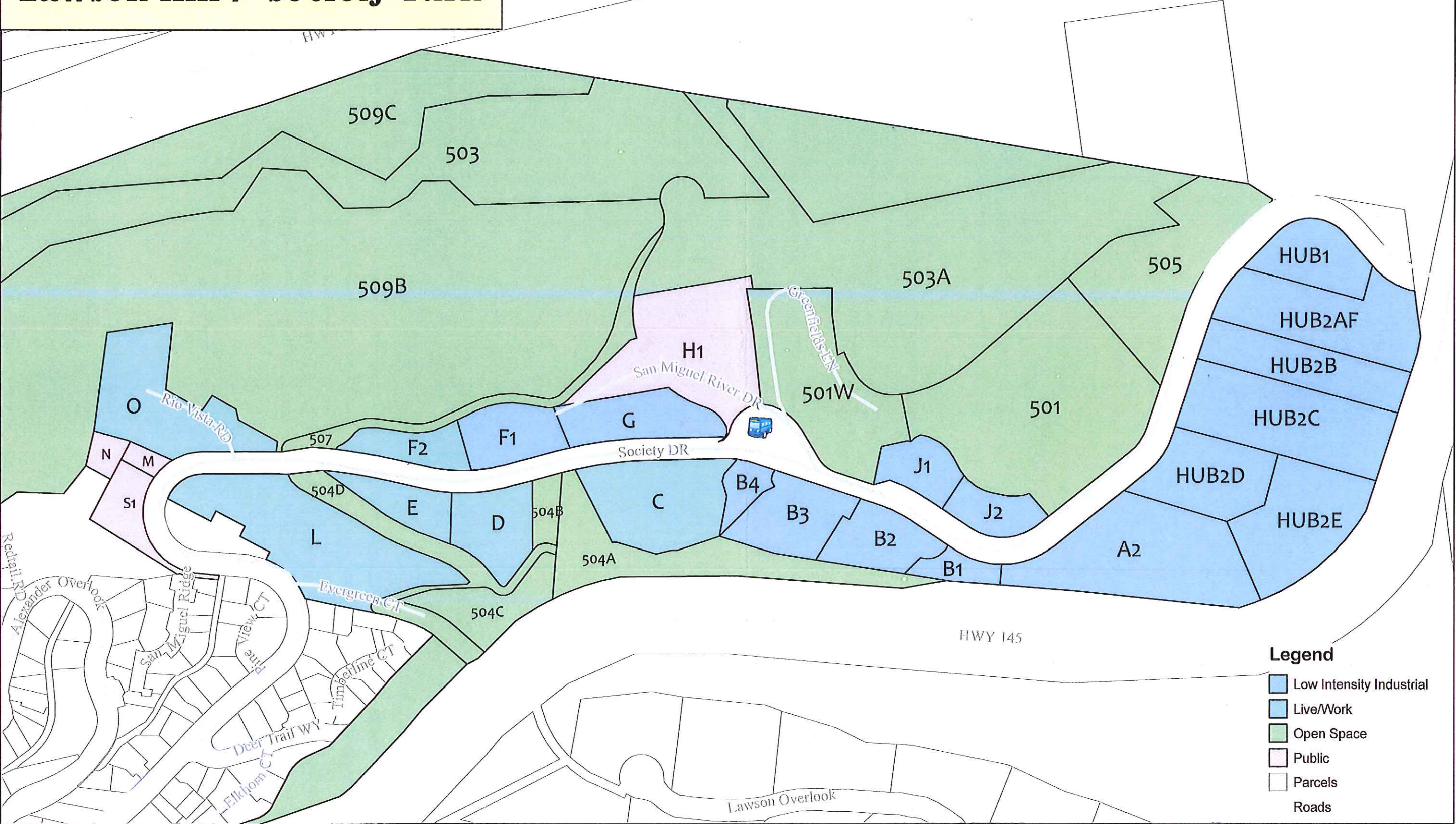
- Any proposed use not listed in the Lawson Hill PUD land use matrix, or counter to any other governing agreement (e.g. utility agreement) would not be permitted unless these documents were to be amended to permit the uses.
- Are there uses not originally contemplated or listed in the matrix or agreements that can serve the neighborhood and be consistent with the spirit and intent of the current agreements in place?
- Is there a benefit to be derived by the Town from consideration of such expanded use considerations? Less vehicles coming into Telluride? Regional cooperation?
A small carshare foot print
- If Council desires to consider variations to existing uses, additional parameters could be established such as being scaled in size to serve the specific needs of the neighborhood and thus not be a regional attractor, or create a "destination" for regional shoppers drawing business away from the Town of Telluride.
- Should discussion continue on this concept, it may be beneficial to review the issues on a PUD-wide scale.
*IE B lots - Hand lots
update TRMP*

Prepared by:
Michelle Haynes
Interim Building & Planning Director

Greg Clifton

Approved by:
Greg Clifton
Telluride Town Manager

Lawson Hill / Society Turn



PETITION TO THE SAN MIGUEL COUNTY, COLORADO BOARD OF COMMISSIONERS AND THE TOWN COUNCIL OF THE TOWN OF TELLURIDE, COLORADO TO CREATE AN AFFORDABLE HOUSING ZONE DISTRICT FOR THE TELLURIDE REGION , TO DEVELOP A COMPREHENSIVE MASTER PLAN FOR SUCH A ZONE DISTRICT, AND TO TAKE ALL OTHER NECESSARY ACTIONS TO GIVE LEGAL EFFECT TO THIS ZONE DISTRICT.

Whereas, there is a critical shortage of affordable housing within the Town limits of Telluride and within the Telluride region located in San Miguel County; and

Whereas, current affordable housing policies of the Town of Telluride and San Miguel County are inadequate to resolve the affordable housing crisis in the short term or the long term; and

Whereas, the lack of affordable housing within the Town of Telluride and within San Miguel County surrounding Telluride have largely been caused by zoning too much of the limited amount of private land in the area for large home sites which has resulted in exclusionary zoning; and

Whereas, the current zoning in the Town of Telluride and the surrounding area in San Miguel County is deleterious to the general welfare and health of its citizens; has led to overcrowding and the highest rents of any ski area in Colorado; is harmful to the short term and long term economic vitality and viability of Telluride; is harmful to the small businesses located within the Town of Telluride and the Telluride ski area; is harmful to sustaining a diverse and multi-cultural community; and

Whereas, the Board of County Commissioners is currently considering two Planned Unit Developments submitted by the San Miguel Valley Corporation for large home sites which are located in close proximity to the Town limits of the Town of Telluride which are particularly suited for inclusion in an affordable housing zone district; and

Consequently, an Emergency has arisen because of the foregoing;

THEREFORE, THE UNDERSIGNED PETITIONERS RESPECTFULLY REQUEST THAT THE SAN MIGUEL COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS AND THE TOWN COUNCIL OF THE TOWN OF TELLURIDE FORTHWITH TAKE THE FOLLOWING ACTIONS:

I. Pursuant to the Local Governmental Land Use Control Enabling Act, C. R. S. §§ 29-20-101 et seq., the two entities jointly shall develop a comprehensive plan for affordable housing and a affordable housing district zone;

2. The two entities shall cooperate with, contract with, and enter into Inter Governmental Agreements and adopt a mutually binding and enforceable plan for an affordable housing zone district within their respective jurisdictions;
3. Such an affordable housing comprehensive plan shall include a master plan, zoning plan, subdivision regulations, building code regulations, permit, and other land use standards; the zoning plan shall identify all parcels of land to be included in the affordable housing district both within the Town of Telluride and within San Miguel County located in the Telluride region; Initial parcels which are specifically identified to be included in the affordable housing zone district are SMVC's 121 acre parcel on the Valley Floor known as the Mill Creek Parcel, the 90 acre Deep Creek Parcel near the airport and the Last Dollar Subdivision; and the parcel located on the southwest corner of Society Turn;
4. San Miguel County and the Town of Telluride shall enter into Intergovernmental Agreements to give full force and effect to the preceding paragraphs including , but not limited to, annexation provisions, mandatory provision of municipal water and sewer services where viable, as well as revenue sharing and all other matters authorized by C.R.S. §§ 29-20-101 et seq.;
5. To identify sources of and provide adequate funding for creation and preservation of existing affordable housing from existing revenue streams, including Real Estate Transfer Taxes, additional funding streams approved by voters, including bond issues, grant funding, private foundation funding, private and public partnerships and other innovative mechanisms that will effectively lower the cost of such affordable housing;
6. Because an Emergency regarding inadequate affordable housing exists, to declare a moratorium for land located in San Miguel County within 5 miles of the Town limits of the Town of Telluride on new or current PUD subdivision applications, land use applications, zoning amendments, and approval of any regulations or exemptions which may affect matters touched upon in this Petition for a period of six (6) months from the date of submission of this Petition to San Miguel County which may be extended as required to complete the work set forth in this Petition; and to table and/or deny SMVC's current PUD applications.

WHEREFORE, THE UNDERSIGNED PETITIONERS, RESIDENTS OF SAN MIGUEL COUNTY AND/OR THE TOWN OF TELLURIDE, COLORADO RESPECTFULLY REQUEST THAT THE BOARD OF COUNTY COMMISSIONERS AND THE TOWN OF TELLURIDE FORTHWITH ADOPT THIS PETITION BY RESOLUTION OR ORDINANCE AND TAKE ANY AND ALL APPROPRIATE STEPS TO IMPLEMENT ITS PROVISIONS.

The San Miguel Valley Corporation
Alley Oop Holdings, LLC
Boomerang Holdings, LLC
Genesee Properties, Inc.

December 8, 2014

HAND DELIVERED

Board of County Commissioners
San Miguel County

Dear Commissioners,

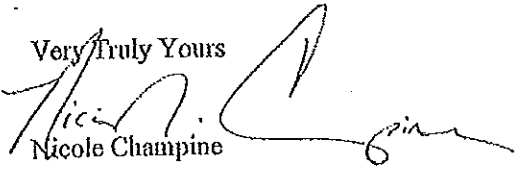
As you know, The San Miguel Valley Corporation; Alley Oop Holdings, LLC; Boomerang Holdings, LLC and Genesee Properties, Inc. (collectively, the "Ownership Group") jointly submitted certain land use applications with San Miguel County ("Mill Creek/Deep Creek Preliminary PUD/Subdivision Application"), which are currently pending and being reviewed by the BOCC. The Mill Creek/Deep Creek Preliminary PUD/Subdivision Application concerned certain land holdings of Ownership Group, commonly referred to as the Mill Creek Parcel and the Deep Creek Mesa Parcel, but did not include a certain parcel owned by the Ownership Group commonly referred to as the "Society Turn Parcel" (Tract 19A, per the Deed on May 26, 2005 at Reception No. 375058).

The Ownership Group recognizes that the Society Turn Parcel is one of the few remaining larger, undeveloped parcels in the Telluride Region and is well suited for consideration of various land use opportunities for the region. As indicated in its Mill Creek/Deep Creek Preliminary PUD/Subdivision Application, the Ownership Group acknowledged and agreed that prior to the submission of development review applications for the Society Turn Parcel, the Ownership Group and the County would need to evaluate mutually agreeable land uses suitable and appropriate for the Society Turn Parcel.

The Ownership Group wishes to reiterate its commitment to engage in an appropriate land use evaluation process with the County to determine suitable and appropriate land uses for the Society Turn Parcel. It is recognized that the first step in any process will necessarily involve an amendment ("Master Plan Amendment") to the Telluride Regional Area Master Plan ("TRAMP") to study the Society Turn Parcel and other similarly situated parcels in the Telluride Region to determine the highest and best use of these remaining undeveloped parcels, which could include, without limitation, local's housing among other appropriate uses and activities. The Ownership Group agrees to actively participate in and cooperate and assist the County in completing an orderly and timely Master Plan Amendment. The Ownership Group recognizes that in the event it elects to submit a land use application for development on the Society Turn Parcel in advance of the completion of the Master Plan Amendment, the County could elect to impose a moratorium on development that could include the Society Turn Parcel.

The Ownership Group looks forward to participating in an amendment to the Telluride Regional Master Plan at the County's earliest opportunity upon the completion of the review process for the Mill Creek/Deep Creek Preliminary PUD/Subdivision Application.

Very Truly Yours


Nicole Champine

SAN MIGUEL COUNTY

BOARD OF COMMISSIONERS

ELAINE FISCHER

ART GOODTIMES

JOAN MAY

February 4, 2015

Town Council
Town of Telluride
PO Box 397
Telluride, CO 81435

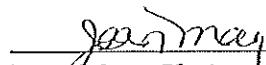
Dear Town of Telluride Council:

San Miguel County would like to enter into a conversation to discuss a possible partnership, similar to the Gold Run partnership, on the development of land known as the Sunnyside Lot. This parcel is directly to the west of the Eider Creek Condos and is owned by the County. The property has some preliminary feasibility studies completed and could potentially increase the region's housing.

We ask that, should you agree to enter into discussions, a committee be formed consisting of Town and County staff and an elected official from each government.

Thank you for your consideration,

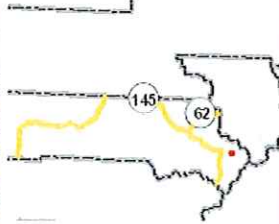
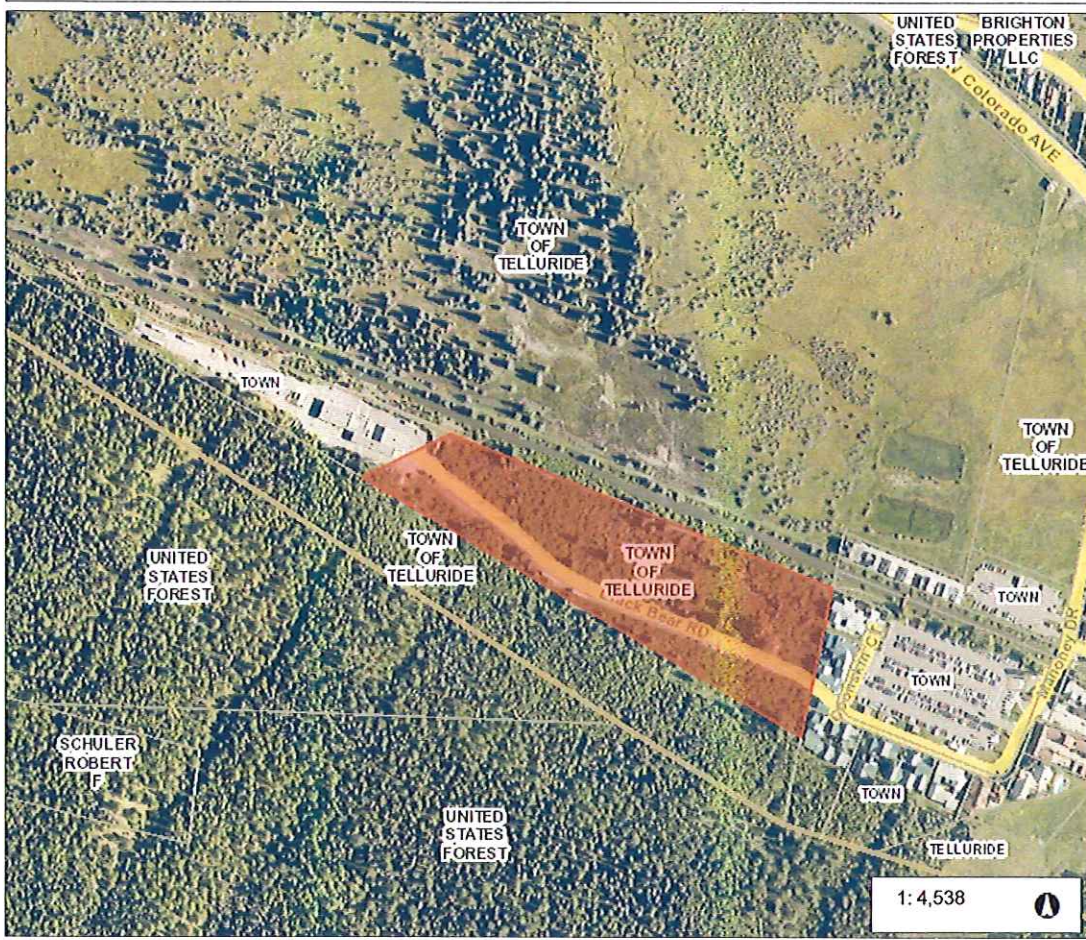
SAN MIGUEL COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS


Joan May, Chair



webMap
San Miguel County, Colorado

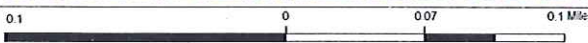
TOWN OF TELLURIDE



Legend

- Parcel Boundaries
- Roads (1:4,000 - 1:6,000)**
 - Arterial
 - Main
 - Local
 - Primitive
- Town Boundaries
- County Boundaries

1:4,538



NAD_1983_UTM_Zone_13N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION
www.sanmiguelcounty.org/maps

Notes

**RESOLUTION OF THE PLANNING COMMISSION
OF SAN MIGUEL COUNTY, COLORADO,
ADOPTING AN AMENDMENT TO
THE SAN MIGUEL COUNTY COMPREHENSIVE DEVELOPMENT PLAN
REGARDING AN EXPANSION OF THE TELLURIDE REGION**

Resolution 2006-15

WHEREAS, at present the Affordable Housing Planned Unit Development (AH) (PUD) Zone District is the one Zone District in the San Miguel County Land Use Code (LUC) that is intended to provide for clustered affordable housing for persons (and their families) who live and earn their living primarily in the R-1 School District. The AHPUD potentially allows increased or higher densities through a PUD process, than any of the other Zone Districts that are applied throughout the unincorporated areas of San Miguel County. The AH PUD Zone District provisions require that either all residential dwelling units or at least those associated with the increased density over the density allowed in the underlying Zone District be subject to the "R-1 Housing Deed Restriction" concerning use, occupancy and ownership of the residential dwelling units. At present the AH PUD is limited to land in the Telluride Region i.e. "The AHPUD Zone District ... may be applied to any land in the Telluride Region." The standards for approving increased density for deed restricted residential dwelling units in the Telluride Region through a PUD process are set out in LUC Section 5-305 G.;

WHEREAS, the Telluride Region extends from roughly the Pandora Mill on the east end of the Telluride Valley to the intersection of Ilium Road and SH 145, which is the westerly boundary of the Telluride Region. Additionally, the Region includes lands along both sides of SH 145 extending from Society Turn south to the Sunshine Campground. This boundary for the Telluride Region has remained the same and has not been expanded or been modified since 1978, with one minor exception. In 2003 the County Planning Commission (CPC) approved the addition of 7.26 acres near the Ilium Road SH 145 intersection;

WHEREAS, at present there are two (2) AHPUD developments in the unincorporated areas of San Miguel County. Lawson Hill, which includes Two Rivers, is the largest AHPUD comprised of 181 single-family/duplex deed-restricted residential dwelling units (approximately 176 built) and 73 deed-restricted live-work units (24 units built), is located within the Telluride Region. San Bernardo, which is comprised of 24 deed-restricted residential dwelling units, all of which have been built, (and a potential 8 employee apartments), is located approximately 15 miles south of Society Turn and at present is outside the Telluride Region. Although not an AHPUD twenty-four (24) of the 166 lots in the Aldasoro Ranch Low Density Residential (LD) PUD are "deed-restricted" lots. These lots in Aldasoro were deeded restricted to meet the fifteen (15) percent affordable housing impact mitigation requirement;

WHEREAS, Land Use Code Section 3-501 A. V. establishes Master Plan amendments as a One-step Planning Commission Public Hearing review;

WHEREAS, Land Use Code Section 3-501 A. V. establishes Master Plan amendments as a One-step Planning Commission Public Hearing review:

3-501 A.V. Amendments to the Comprehensive Development Plan; such amendments require a public hearing before the Planning Commission;

WHEREAS, in reviewing the San Bernardo PUD files staff finds that because San Bernardo was outside of the Telluride Region the staff and Planning Commission at that time, in 1990, recognized that in order to approve the subdivision plan and rezoning for this Affordable Housing project it was necessary to make certain amendments to the Telluride Region Master Plan. In June 1990 the Planning Commission adopted Resolution #1990-6 which Amended the Telluride Region Master Plan, for the purpose of allowing "upzonings" for Affordable Housing outside the Telluride Region in southeastern San Miguel County. In reading this resolution it is staff's interpretation that this Master Plan amendment was intended to allow increased densities for "deed-restricted" developments not only in the Telluride Region but also in the "study area" for the Telluride Region subject to the increased density being "deed-restricted". As described in Resolution #1990-6 this "study area" consisted of the area defined as the Telluride Region, the area east of SH 145, south of Society Turn, and/or in contiguously owned parcels that abut the west side of State Highway 145 right-of-way south of Society Turn. The preliminary plan application for San Bernardo was filed prior to the adoption of the comprehensive re-write of the County Land Use Code, adopted in November 1990. The AHPUD Zone District that was first adopted in November 1990, pursuant to Resolution #1990-93 included the following provisions:

5-305 A. Purpose:

The purpose of the Affordable Housing Planned Unit Development (AH) (PUD) is to provide areas suitable for clustered affordable housing for persons (and their families) who live and earn their living primarily in the R-1 School district. The AH PUD is intended for lands currently serving this purpose and may be applied to any land in the study area for the Telluride Regional Area Master Plan or to any land found suitable by the Board of County Commissioners. The study area for the Telluride Master Plan consists of all unincorporated land in the eastern San Miguel County that is (1) in the area defined as the Telluride Region, (2) east of State Highway 145 south of Society Turn, and/or in contiguously owned parcels that abut the State Highway right-of-way south of Society Turn. Land use densities and housing types may vary based upon site specific land use reviews pursuant to the Planned Unit Development (PUD) process.

WHEREAS, in April 1991 the Planning Commission adopted Resolution #1991-7 that was intended in part to clarify the intent of the Master Plan concerning Affordable Housing and make the Master Plan and the LUC consistent. This Master Plan amendment under Future Land Use Pattern states: Allow only minimum development outside of the

area defined as the Telluride Region in the study area for this master plan update, one residential unit per 35-acres, except in cases where all increases in residential density are deed restricted by the R-1 Housing Deed Restriction;

WHEREAS, in May 1991 pursuant to Resolution #1991-22 the BOCC granted preliminary approval for the Lawson Hill PUD, a mixed-use development on approximately 300 acres in the Telluride Region. This PUD approval included allowing up to 275 units of deed restricted housing in the Telluride Region;

WHEREAS, in June 1991 pursuant to Resolution #1991-36 the BOCC adopted a series of amendments to the LUC including an amendment to the AHPUD Zone District. The provisions of the AHPUD Zone District were amended by this resolution removing the reference to allowing AHPUD zoning or development within the Telluride Region Study Area or areas outside of the Telluride Region. The current LUC simply refers to the AHPUD which may be applied to any land in the Telluride Region. There is no reason or explanation given in the resolution, accompanying staff brief or minutes for making this amendment to the AHPUD Zone District;

WHEREAS, the Telluride Region Master Plan (1989) contemplated that the majority of development and essential public services to support the Ski Area, the resort economy and developments with "urban densities" would occur in the Telluride Region. This planning concept is reflected in the subsequently adopted Land Use Code (LUC) which includes a High Density (HD) Zone District, Medium Density (MD) Zone District, and Low Density (LD) Zone District (this is only available to parcels currently zoned LD). Each of these zone districts allows mixed uses and "increased" densities through a PUD process and are limited to the Telluride Regional Master Plan area;

WHEREAS, the Telluride Region Master Plan in discussing Future Land Use Patterns for the east end of the County includes the following Objective:

Allow only minimum development outside of the area defined as the Telluride Region in the study area for this master plan update (1989), one residential unit per 35-acres, except in cases where all increases in residential density are deed restricted by the R-1 Housing Deed Restriction;

WHEREAS, the Planned Unit Development Act requires certain provisions in the enabling ordinance and findings in order for the local government to approve a PUD. One requirement for approving a PUD, including an AHPUD, is a finding that the PUD plan is in general conformity with any master plan or comprehensive plan for the county or municipality;

WHEREAS, in addition to the Telluride Region Master Plan the County Planning Commission has adopted the San Miguel Canyon Master Plan (1994), the Wright's Mesa Master Plan (1998), the West End Master Plan (1997) and the Telluride/Ophir High Country Master Plan (2003), and the Remainder of the County, which is an expression of

attitudes and values expressed by residents of smaller communities at regional meetings held in (prior to 1978);

WHEREAS, there are general statements about residential development and housing in these "other" Master Plans outside the Telluride Region but no specific goals or policies concerning the need for or sites for affordable housing developments. For example, the San Miguel Canyon Master Plan's stated Goal for Residential is "to preserve and protect the integrity of the residential semi-rural lifestyle which exists in communities situated in the San Miguel Canyon, to provide low and moderate cost housing for year-round residents, and to protect and preserve the natural resources which are central to the Down Valley environment.";

WHEREAS, San Miguel County currently owns two parcels within the Telluride Region that are designated as Employee Housing Tracts. These are the Sunnyside parcel, which is an approximately four (4) acre parcel located on the north side of Colorado Avenue, west of Hillside and Eider Creek Condominiums, and the Gold Run Placer parcel which at present is approximately an acre in size, and is on the south side of East Colorado Avenue across from the Lone Tree Cemetery;

WHEREAS, the recently published San Miguel County Sustainability Inventory, and many other studies, identify the development of additional "affordable housing" to be of prime importance to the social welfare of our communities;

WHEREAS, the Telluride Affordable Housing Strategic Plan (2004) identified approximately 500 new housing units would be needed region wide over the next 23 years to meet the goal of having 60% of the region's employees living in the region;

WHEREAS, based on staff's review of the present land use patterns, approved zoning and environmental and topographic constraints it is our opinion that there is very limited private land available for developing additional affordable housing in the unincorporated areas within the Telluride Region, except for potential development on the Sunnyside BH property, the Gold Run Placer and some specific areas within the Lawson Hill PUD;

WHEREAS, the County recently approved final land use applications to create 34 additional deed-restricted residential units in the Ilium portion of the Lawson Hill PUD and to subdivide Lot C in upper Lawson Hill into 8 single-family lots and two duplex lots. It is also anticipated that there may be some additional Employee Housing Units created in the future by converting live-work units to residential housing;

WHEREAS, Alternatives presented to the Board of County Commissioners were:

1. Retain the status quo, i.e., not make changes to expand the Telluride Region Master Plan boundary or changes to the LUC to potentially allow AHPUD's to be applied for and considered in areas outside of the Telluride Region Master Plan area. This "no action" approach will place the responsibility or burden for providing additional affordable housing on the Towns of Telluride and Mountain

Village, and possibly Norwood, or cause employees to reside in and commute to and from communities located outside San Miguel County.

2. Expand the Telluride Region to include additional areas that may be eligible for increased density for employee housing through the AHPUD process:
 - a. One possible expansion of the Telluride Region might be to extend the region farther south along SH 145, beyond Sunshine Campground to the south boundary of the San Bernardo AHPUD. This extension would allow potential sites at Ophir Loop, Pathfinder and potentially a few others to be considered for employ housing through a public Zoning and PUD process.
 - b. Consideration might also be given to expanding the Telluride Region to include additional lands, both public and private, that are south of and adjacent to or in proximity to the Ilium Valley portion of the Lawson Hill PUD.
 - c. Another possible expansion would be to extend the Telluride Region to encompass the Telluride R-1 School District. This is essentially the entire east end of the County from the County line on the east to a north south line near Specie Creek on the west. Although this expansion may make a number of additional properties available for AH PUD zoning and the development of Employee housing there may be direct conflicts with this action and the existing recommendations of the San Miguel Canyon Master Plan and the purpose and provisions of the underlying F zoning which is the zoning for properties on the various mesas.

If a decision is made to consider expanding the Telluride Region to potentially allow increased residential density for Deed Restricted Employee Housing there will need to be a discussion about some of the other zone districts that may be applied for in the Telluride Region such as the HD and MD Zone Districts, the ban on solid-fuel burning devices in the Telluride Region and other land use provisions that currently only apply in the Telluride Region and potential unintended consequences.

3. Amend the AHPUD Zone District so it is not limited to the Telluride Region but may be applied either Countywide or at least to additional geographic areas of the County under certain conditions and circumstances. If this approach is taken staff would encourage further discussion concerning the existing provisions of the AHPUD Zone District and whether or not it might be appropriate to modify the allowed density, size and scale of projects, and review standards for potential AHPUD projects outside of the Telluride Region;

WHEREAS, in presenting this information and the above-described Alternatives to the BOCC at a Work Session held on October 18, 2006 staff received direction from the BOCC to proceed with this proposed Master Plan Amendment to expand the Telluride

Region farther south along SH 145, beyond Sunshine Campground to the south boundary of the San Bernardo AHPUD and to include additional lands, both public and private, that are south of and adjacent to or in proximity to the Ilium Valley portion of the Lawson Hill PUD. Staff also received direction from the BOCC at this same work session to only allow applications for the AHPUD Zone District in these areas that may potentially be "annexed" to the Telluride Region but not include or allow the HD, MD or LD Zone Districts to be applied for or extended to this expanded Telluride Region;

WHEREAS, staff discussed the AHPUD Zone District standard that requires that the proposed use be compatible with and similar to the predominant land use in the immediately adjacent neighborhood (e.g., multi-family uses would be considered compatible only if the predominant land use in the immediately adjacent neighborhood were multi-family);

WHEREAS, at its December 13, 2006 regular meeting the San Miguel County Planning Commission considered the proposed amendment, along with relevant evidence and testimony, including from the public;

NOW THEREFORE BE IT RESOLVED that the Planning Commission of San Miguel County, Colorado unanimously approves of the following Master Plan Amendment to the Telluride Regional Area Master Plan to expand the Telluride Region to include the following areas as described below, and as shown on the attached Future Land Use map dated December 13, 2006, that may be eligible for increased density for employee housing through the AHPUD process:

- a. Extend the region farther south along SH 145, beyond Sunshine Campground to the south boundary of the San Bernardo AHPUD. This extension would allow potential sites at Ophir Loop, Pathfinder and potentially a few others to be considered for employee housing.
- b. Expand the Telluride Region to include additional lands, both public and private, that are south of and adjacent to or in proximity to the Ilium Valley portion of the Lawson Hill PUD.

BE IT FURTHER RESOLVED, properties considered for employee housing must be considered through a public AHPUD Zoning and PUD process in accordance with the County Land Use Code and/or as amended by the Board of County Commissioners.

BE IT FURTHER RESOLVED that this land annexed to the Telluride Region shall apply only to properties seeking a rezoning and PUD process for employee housing and these properties shall not be eligible to apply for High Density (HD), Medium Density (MD), or Low Density (LD) zoning.

BE IT FINALLY RESOLVED that the ban on solid-fuel burning devices in the Telluride Region shall not apply to these properties.

DONE and APPROVED by the Planning Commission of San Miguel County, Colorado
on December 18, 2006.

SAN MIGUEL COUNTY PLANNING COMMISSION

By: Kris Holstrom
Kris Holstrom, Chair

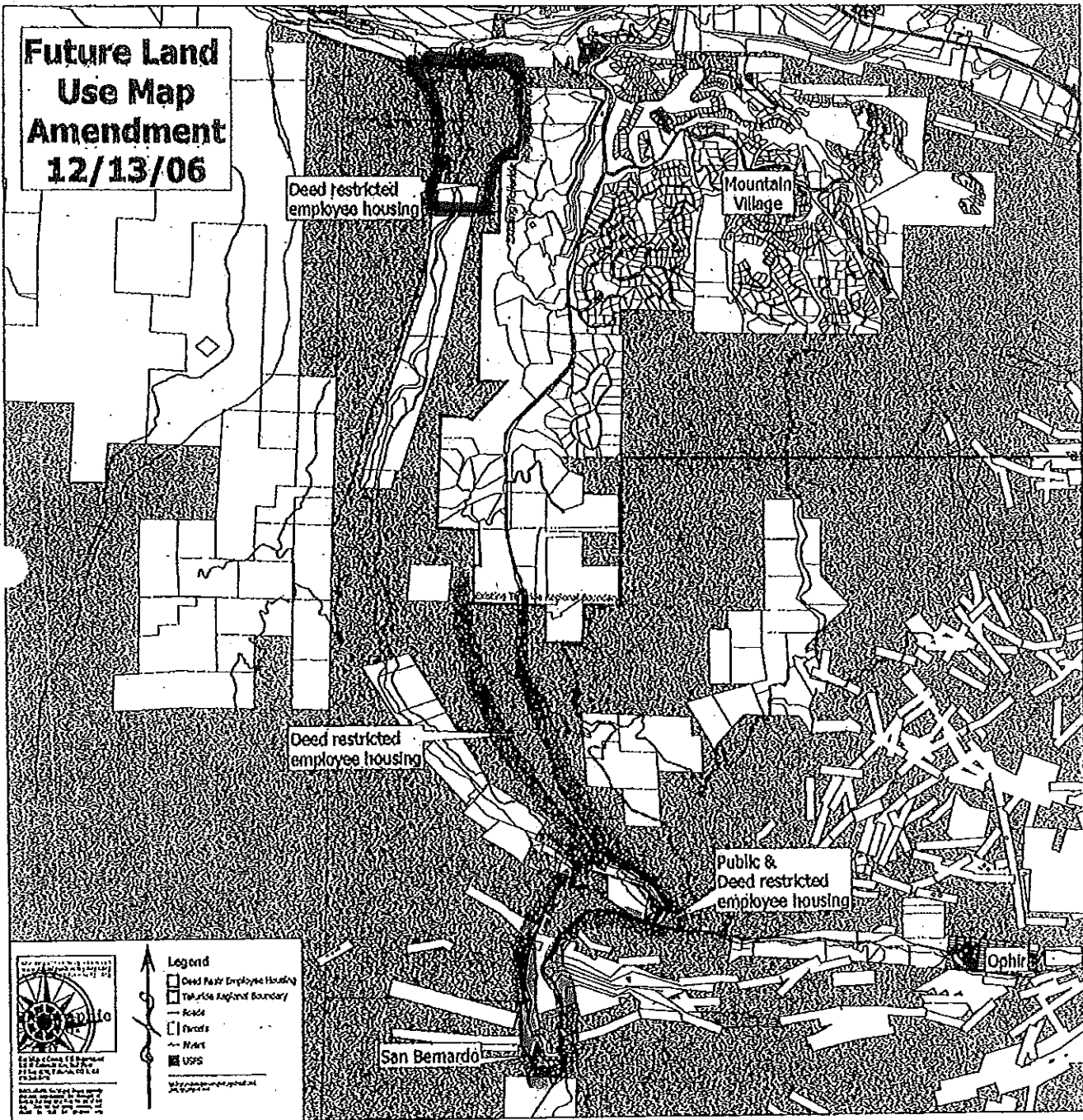
Kris Holstrom	<u>Aye</u>	Nay	Abstain	Absent
Pamela Hall	<u>Aye</u>	Nay	Abstain	Absent
Joe Reagan	<u>Aye</u>	Nay	Abstain	Absent
Curtis Odom	<u>Aye</u>	Nay	Abstain	Absent
Lee Taylor	<u>Aye</u>	Nay	Abstain	Absent
Joel Coniglio	<u>Aye</u>	Nay	Abstain	Absent
Brian Ahern	<u>Aye</u>	Nay	Abstain	Absent

ATTEST:

By: Amy C. Boase
Planning Technician

[text/mp/ahpud.tride.region.expansion.cpc]





LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX (Amended September 9, 2010)

LOT #	AREA (Acres)	ZONE DISTRICT	ALLOWED USE	# UNITS	ZONED POP.	MAX RES FL AREA ¹	MAX ACC FL/UNIT ²	MAX NON RES	SETBACKS ²⁸			HGT ³ PRMY	HGT ³ ACC	REQ'D PKG
INDUSTRIAL/LIVE WORK LOTS									FRONT	REAR	SIDE			
A-1									See Final Plat					
Hub-1	0.835	I	Notes 12 & 29				6,893					22-28 ²⁹		14
Hub-2AF	1.213	I	Notes 12 & 29/OS				13,776					22-28 ²⁹		30
Hub-2B	1.029	I	Notes 12 & 29				12,656							27
Hub-2C	1.729	I	Intercept Pkg.				0					22-28 ²⁹		175 ¹³
Hub-2D	1.011	I	Notes 12 & 29				15,344					A-2 0'	22-28 ²⁹	33
Hub-2E	1.389	I	Notes 12 & 29				14,000					A-2 0'	22-28 ²⁹	30
A-2	2.0900	I	Note 14					32,000	5	0	8, N 0'	35		46
B-1	0.1800	I	Note 15					3,547	5	8	5	35		6
B-2	0.6700	I	Note 15					14,090	5	8	5	35		24
B-3	0.8600	I	Note 15					10,369	5	8	5	35		18
B-4	0.2510	I	Note 15					1,994	5	8	5	35		4
C	1.3000	I	Note 16	12	36	Total res. & non res.:			21,000	5	8	5	30	32
D	0.7110	I	Note 16	4	12	Total res. & non res.:			6,400	5	5	5	30	11
E	0.4690	I	Note 16	6	18	Total res. & non res.:			9,600	5	5	5	30	16
F-1	0.7400	I	Note 17					15,635	5	5	5	35		25 ³¹
F-2	0.4600	I	Note 16 & 18	2	6	Total res. & non res.			7,300	5	5	5	35	19
G	0.9110	I	Note 18					16,560	5	5	5	30		34
HI	1.8800	PUB	Note 20					30,000	5	5	5	24		75
J-1	0.5150	I	Note 21					6,000	5	5	5	24		3 on J1, 9 on 501W
J-2	0.3430	I	Note 21					4,000	5	5	5	24		2 on J2, 6 on 501W

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX (Amended July 6, 2005)

¹³ Required Parking Note: 175 spaces on Lot A-1, Hub-2C are dedicated to intercept parking use.
¹⁴ Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, including lumber yard; self storage; small contractors warehousing; meat processing; frozen food; smoke house; on-site recycling center; custom furniture and cabinet shop; flooring contractor; plumber; electrician; light welder; landscape and irrigation contractor; commercial nursery outlet; construction equipment rentals and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.
¹⁵ Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District (excluding lumber yard), self storage; small contractors warehousing; meat processing; frozen food; smoke house; on-site recycling center; custom furniture and cabinet shop; flooring contractor; plumber; electrician; light welder; landscape and irrigation contractor; commercial nursery outlet; construction equipment rentals and appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.
¹⁶ Up to 60% of the floor area of each structure may be the "work portion." There is no requirement that there be a work portion of a Live-work unit. The following uses are allowed without review as long as they do not exceed 2,000 square feet of work area (To be reviewed by the Lawson Hill Design and Review Board and approved by the County Planning Department): Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District restricted as follows, all subject to the standards and provisions of LUC Section 5-308: Affordable Housing Accessory to a Principal Use for persons employed within the PUD; appliance, electronics and computer sales and repair; auction houses; building supplies sales; business and professional offices; business and professional schools; commercial bakeries; commercial catering; computer product sales and service; construction contractors; custom furniture and cabinet shop; Day Care Centers (on lots of at least one acre); electrical and plumbing service shops; electrician; exercise and personal fitness facilities; flooring contractor; frozen food; landscape and irrigation contractor; manufacturing and processing businesses; plumber; publishing shops; research and development facilities; small contractor warehousing; telecommunications supply; unfinished furniture and cabinet manufacturer; utility service facilities.
¹⁷ Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, including the following, all subject to the standards and provisions of LUC Section 5-308; appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools; and Independent School.
Definition of Independent School: A non public school that provides education to children of preschool and compulsory school age and related educational and academic activities. The school shall operate no more than 9 months of the year (approximately September to June), shall contain no cafeteria facilities, no locker room or shower facilities, and no dormitories or overnight accommodations. Limited ancillary summer time activities may occur with County Planning Department approval.” This definition may be amended through an Insubstantial PUD Amendment process pursuant to Land Use Code Section 5-1502.

LAWSON HILL PUD DEVELOPMENT PLAN LAND USE MATRIX (Platted and Unplatted Parcels) (Amended June 2008)

¹⁸	Uses allowed in the Low Intensity Industrial (I) Zone District and the Heavy Commercial (HC) Zone District, including the following, subject to the standards and provisions of LUC Section 5-308.; appliance and equipment rental, storage and repair; automobile washing facilities; electrical and plumbing service shops; commercial bakeries; computer sales and service; printing and publishing shops; telecommunications supply; utility service facilities; day care centers (on lots of at least one acre); affordable housing accessory to a principal use for persons employed within the PUD; business and professional offices; warehouses; lumber yards; building supply sales, manufacturing and processing businesses; light industrial facilities; research and development facilities; feed and seed stores; auto sales; auction houses; construction contractors; commercial laundries; dry cleaning plants and self service laundries; gasoline service stations and auto repair subject to the standards and provisions of LUC 5-308 B. XII.; business and professional schools.
¹⁹	Intentionally Left Blank
²⁰	Public facilities, regional medical center, emergency services, helicopter landing pad, justice center, courts, jails, indoor pistol range, uses requested by the County.
²¹	Restricted Uses allowed in the Low Intensity Industrial (I) Zone District Section 5-309 D. and the Heavy Commercial (HC) Zone District Section 5-308 B., including the following, all subject to the standards and provisions of LUC Section 5-308 and 5-309; and low intensity industrial public and semi public uses; school; academy; sports club; Tea House; Affordable Housing Accessory to a Principal Use for persons employed within the PUD; appliance, electronics and computer sales and repair; auction houses; building supplies sales; business and professional offices; business and professional schools; commercial bakeries; commercial catering; computer product sales and service; construction contractors; custom furniture and cabinet shop; Day Care Centers (on lots of at least one acre); electrical and plumbing service shops; exercise and personal fitness facilities; flooring contractor; frozen food; landscape and irrigation contractor; manufacturing and processing businesses; plumber; publishing shops; research and development facilities; small contractor warehousing; telecommunications supply; unfinished furniture and cabinet manufacturer; utility service facilities
²²	Neighborhood community preschool & Day Care Center, meeting room & offices, religious meeting room, laundromat, postal, bowling alley, play equipment, convenience/liquor store, food service, and swimming pool, trash and recycling facilities. (Lot N)
²³	Intentionally Left Blank
²⁴	These units are required to have residential fire protection sprinklers (Lot 314-13 and 315-1, Lot 316-1, 316-2 and 316-3).
²⁵	30 parking spaces on Tract 501W are dedicated to Tract 501 for public use (for the athletic fields). 9 parking spaces are dedicated to Lot J1 and 6 parking spaces are dedicated to Lot J2 on Tract 501W.
²⁶	Lot O, Ridgeview Unit, may be up to 83% Industrial Floor Area with Lawson Hill Design and Review Board review and Planning Department approval